



East Herts Five Year Land Supply Position Statement

March 2024



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Executive Summary

This document sets out the latest position on Five-Year Housing Land Supply. It explains the Council's five-year housing land supply requirement and identifies the sites that form the land supply.

On the basis of the information and evidence included within this document, the Council is able to demonstrate a land supply position of **5.57** years against the housing requirement of 5,560 dwellings across the five-year period 2023-2028.

1. Introduction

- 1.1 The delivery of new homes to meet housing needs is a national issue which the Government has committed to resolve. To support the Government's objective of significantly boosting the supply of housing, it is important that a sufficient amount of land can come forward where it is needed and that land with planning permission is developed without any unnecessary delays.
- 1.2 The National Planning Policy Framework (NPPF)¹ sets out that local planning authorities (LPAs) should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies. In circumstances where an adopted plan is more than five years old, LPAs are required to update and identify annually a supply of specific deliverable sites sufficient to provide a minimum five years' worth of housing against the housing requirements in the area. The purpose of a five year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement over the next five year period. The consequences for not being able to demonstrate a five year supply of deliverable sites is that the presumption in favour of sustainable development will apply as set out in paragraph 11.d) of the NPPF.
- 1.3 This Position Statement sets out whether the Council is able to demonstrate a five-year land supply of deliverable sites. It should be noted that this Position Statement is not an annual position statement as referred to in paragraph 78 of the NPPF and does not follow the process an annual position statement would.
- 1.4 This document reviews the annual requirement to calculate and establish the overall five-year need figure. The Position Statement then moves on to an assessment of the deliverable sites that make up the land supply for East Herts, in the context of the NPPF

¹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/432424/nppf-2019.pdf)

definition of deliverable. Finally, a conclusion on whether the Council can demonstrate a five-year land supply is presented.

Previous Five-Year Land Supply Position Statement – November 2022:

- 1.5 The Council's previous Five-Year Land Supply Position Statement was published in November 2022. This set out that the Council was, at the time, able to demonstrate a five-year land supply position of 5.8 years against the housing requirement.
- 1.6 This position was challenged, following five separate appeals² into schemes at Whempstead Road in Bennington, where an Inspector concluded that the Council was unable to demonstrate a five-year land supply of deliverable sites.
- 1.7 The Inspector questioned the deliverability of the Council's anticipated supply of housing, setting out specific concerns in relation to the following four sites:
- GA1: The Gilston Area
 - HERT3: West of Hertford (Archers Spring)
 - EWEL1: East of Welwyn
 - WARE2: North and East of Ware
- 1.8 He concluded that no development from these sites should be included in the five-year supply, thereby reducing the overall supply by 1,800 dwellings, leading to a 760 dwelling shortfall. This resulted in the Council only having 4.41 years of supply.
- 1.9 It is worth noting that there is no established practice for how an Inspector should approach deliverability. In this case, the approach taken by the Inspector was particularly firm but not unlawful. There are examples of where Inspectors have taken a

² Refs: APP/J1915/W/22/3303408; APP/J1915/W/22/3303413; APP/J1915/W/21/3288702; APP/J1915/W/21/3288588; APP/J1915/W/21/3288595

much more pragmatic approach and applied a discount rate rather than take out the full supply over the five-year period.

- 1.10 This Position Statement seeks to address the concerns raised by the Inspector, providing up-to-date evidence on the deliverability of these and other sites.

2. Planning Policy Context

- 2.1 As noted above, the Government has been reforming the planning system in order to try and boost housebuilding nationally. The National Planning Policy Framework (NPPF) is central to this and sets out a number of requirements for LPAs including the requirement to maintain a five-year land supply where adopted plans are more than five years old.

The National Planning Policy Framework:

- 2.2 The NPPF sets out at paragraph 75 the need for LPA's to identify and update annually a supply of deliverable sites:

"Strategic policies should include a trajectory illustrating the expected 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. Local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies."

- 2.3 The Planning Practice Guidance (PPG) also supports the NPPF and states the purpose of a five-year housing land supply and, critically, sets out that the 'Standard Method' should be used for calculating housing need where strategic policies are more than five years old (Reference ID: 68-003-20190722):

"The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years. Where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement."

2.4 The PPG also sets out further guidance on technical matters and various sections are referred to throughout this Position Statement alongside relevant sections of the NPPF.

The East Herts District Plan 2018:

2.5 The East Herts District Plan 2018 was adopted on the 23 October 2018 and forms the Development Plan alongside the Minerals and Waste Local Plans for Hertfordshire and adopted Neighbourhood Plans. The District Plan sets out an ambitious strategy for development in East Herts, including substantial housing growth through a number of site allocations. As well as identifying a strategy for development and growth, the District Plan also set the housing requirement for East Herts as well as previously the manner in which shortfall is addressed.

2.6 The District Plan is now over five years old and has been reviewed³ and found in need of updating; this has consequences for the housing requirement. This is dealt with in Section 2 below.

Housing Delivery Test (HDT):

2.7 The Housing Delivery Test measures whether planned requirements have been met over the last 3 years and is separate to the five-year land supply calculation. The most recent test results are the 2022 results, which were published in December 2023 and demonstrate that East Herts has met 125% of its housing requirement. More information on the 2022 results can be found here: [Housing Delivery Test: 2022 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/housing-delivery-test-2022-measurement).

³ [Issue details - Review of the East Herts District Plan 2018 - East Herts District Council](#)

3. Five Year Housing Requirement

The Housing Requirement via the Standard Method:

- 3.1 The NPPF and the Planning Practice Guidance (PPG) set out that where an adopted plan is less than five years old then the housing requirement figure is identified through adopted strategic policies. The East Herts District Plan was, however, adopted in October 2018 and is therefore over five years old.
- 3.2 In circumstances where a plan is over five years old, paragraph 77 of the NPPF, alongside footnote 42 sets out that the Standard Method should be used to calculate housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.
- 3.3 The standard method formula uses 4 steps to determine the annual figure:
 - Step 1 - Setting the baseline;
 - Step 2 - An adjustment to take account of affordability;
 - Step 3 - Capping the level of any increase;
 - Step 4 - Cities and urban centres uplift.
- 3.4 For East Herts, Step 4 doesn't affect the standard method figure as this is only applied to the largest 20 cities and urban centres in England. Likewise, the East Herts figure is currently not being capped under Step 3, due to the increase being under 40% of the current housing requirement figure.
- 3.5 Utilising the standard method, the annual housing need figure for East Herts is calculated using the following components:

Step 1: is set using the 2014-based household projections⁴ (the approach required by the PPG), calculating any increase across a 10-year period, 2013-2023. The increase in East Herts over this period is 732.3 and this forms the baseline figure.

Step 2: makes an adjustment for affordability using the median workplace-based affordability ratio⁵. The ratio for East Herts, which is assigned to the Council by the government, is 12.29 which, applying the methodology, translates to an adjustment factor of 1.518.

Annual need figure: Multiplying the baseline and the adjustment factor produces the annual housing need figure which for East Herts is **1,112 dwellings** per year.

Table 1: Annual Need Figure

Annual Need Figure	1,112
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Housing Shortfall:

- 3.6 Previously a shortfall of housing was identified against the District Plan housing requirement. Because the standard method for assessing housing is now being used, and Step 2 of the method factors in past under-delivery as part of the affordability ratio, there is no requirement to specifically address under-delivery separately.

Additional Buffer:

- 3.7 Under the July 2021 version of the NPPF, all Local Planning Authorities were required to build in a buffer of either 5%, 10% or 20%. The December 2023 version of the NPPF removed the need to demonstrate a 5% or 10% buffer, whilst the 20% buffer has been retained where delivery falls below 85% of the requirement over the previous 3 years.

⁴ [Household projections - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

⁵ [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

Delivery is measured by the Housing Delivery Test (HDT); the latest HDT result for East Herts is 125% and as such there is no requirement for East Herts to demonstrate an additional buffer.

Five-Year Land Supply Requirement:

3.8 Taking into account the established need (1,112 dwellings) alongside consideration of any buffers or shortfall; the overall housing need for the next five year period for East Herts is **5,560 dwellings** as set out in Table 2, below.

Table 2: Five Year Land Supply Requirement

Annual Requirement	Buffer	Annual Requirement	Five Year Requirement
1,112	0	1,112	5,560

4. Identified Supply of Housing

4.1 Paragraph 76 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement. The Council's requirement has been demonstrated in the previous section; this section deals with the supply of specific deliverable sites.

4.2 In order to demonstrate a supply of specific deliverable sites, LPA's must test sites against the definition of deliverable contained in Annex 2 of the NPPF which states that:

"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 five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

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 five years."

4.3 This definition sets out which sites are considered to be deliverable in principle, and those sites where further evidence is needed to be considered deliverable. This section firstly deals with those sites that are considered to be deliverable in principle and which fall into part a) of the definition. The section then moves on to make an appraisal of the

sites that fall into part b) of the definition. Finally, the section will look at any other sources of supply before providing a final position.

Supply of Housing: Deliverable (Part a)

- 4.4 Part a) of the NPPF definition of deliverable sets out which sites are considered to be deliverable in principle. These sites are categorised as either; major development with detailed planning permission; or sites which do not involve major development.
- 4.5 A full breakdown of the individual permissions that fall into this category is included in Appendix A (Rows 004 to 298). Table 3 (below) summarises the total supply figure from those permissions.

Table 3: Total supply of sites in Deliverable; part a)

Source of Supply	Number of Dwellings Anticipated
Major Development	4,313
Non-Major Development	452
Net Losses	-2

- 4.6 Part a) of the definition notes that all sites that fit into the definition should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. Where the Council is aware of a site that will not come forward, it has removed it from the calculation and subsequent totals.

Supply of Housing: Deliverable (Part b)

4.7 The definition of deliverable sets out which sites require further evidence to be considered to be deliverable. The Planning Practice Guidance (Reference ID: 68-007-20190722) also identifies these site typologies and then establishes what sort of evidence could be included to demonstrate the deliverability of these sites; the PPG states that such evidence may include:

- *“current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

4.8 In order to demonstrate the deliverability of sites falling into part b) of deliverable, the Council has sought to present further evidence broadly following the PPG summary above. In the following sections a site-by-site approach has been taken to establish where there is clear relevant information available to determine the deliverability of each site.

4.9 The Council previously sought to establish Statements of Common Ground with individual developers. However, in this Position Statement it was considered more judicious to seek a holistic approach to collecting factual evidence on a number of

different areas relating to the delivery of the site, in combination with a developer feedback form setting out their delivery intentions amongst other information.

- 4.10 Each site that falls into part b) of the definition has been assessed in the following section as to whether there is clear evidence to demonstrate that there is a realistic prospect of these sites coming forward within five years. Appendix A contains a full list of the individual sites that make up the housing supply under part b) of the deliverable definition (Rows 301 to 310).

Masterplanning Policy DES1:

- 4.11 Before moving onto the individual site assessments, it is worth highlighting that Policy DES1 of the District Plan requires all significant development proposals to prepare a collaborative masterplan involving key stakeholders. These masterplans, once completed are approved by the Council to become a material planning consideration for Development Management purposes and require that the application that follows, is in accordance with the masterplan⁶.
- 4.12 The intention of this policy is not only to promote better outcomes in terms of what development is delivered on these significant sites. But critically, it also assists with the timely delivery of the site by enabling issues to be addressed collaboratively and comprehensively at an early stage prior to an application being submitted. Frontloading solutions to issues in the Masterplanning process allows the actual decision-making of an application to progress quicker and ultimately speed up the delivery of development without compromising the outcome.

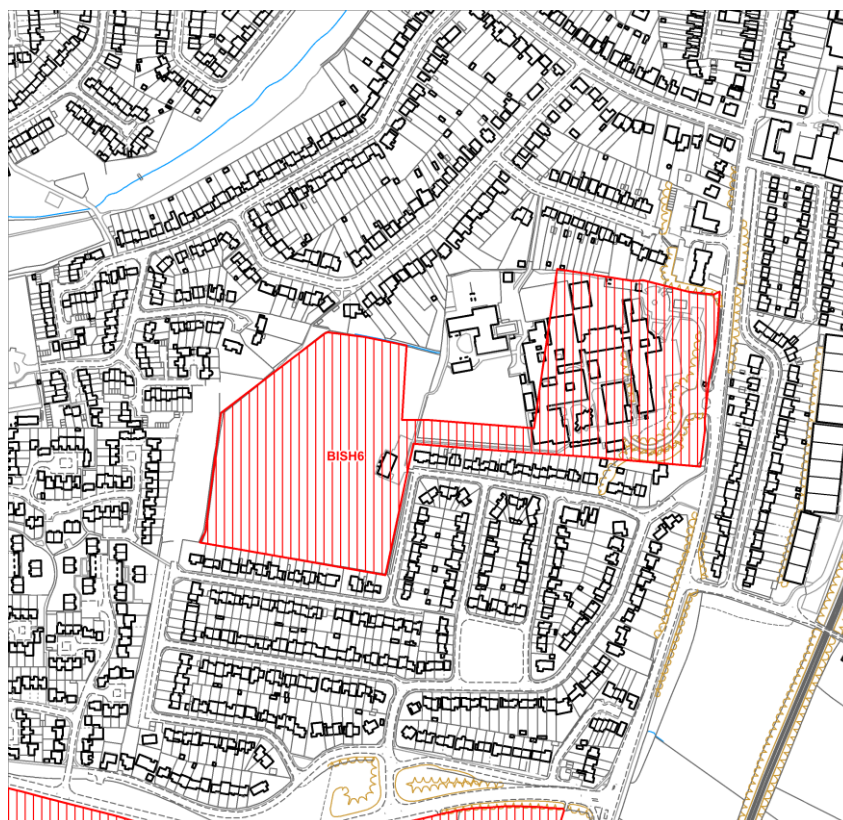
⁶ Note: where a speculative application has been submitted, and there is an in-principle policy objection, then the Council in these circumstances would not endorse a masterplan.

Site Allocations in District Plan or Neighbourhood Plans:

- 4.13 All of the sites in the following section are either site allocations identified in the District Plan, or have been identified for development in Neighbourhood Plans. All of these sites have undertaken the Masterplanning process identified above, or are currently undertaking it.
- 4.14 With regard to the District Plan allocations, the individual sites were subject to a rigorous examination of their specific deliverability through the Local Plan examination which ultimately found the Plan and its strategy to be sound. The District Plan was also viability tested, and the Council has worked closely with site promoters both prior to the examination, and subsequently, to address any constraints to delivery following the adoption of the Plan.

BISH6: Bishop's Stortford High School

- 4.15 BISH6 is an allocated site in the East Herts District Plan. It is located to the south of Bishop's Stortford and will deliver around 150 dwellings. As an allocated site in the development plan that does not currently have full planning permission it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



Current Planning Status:

- 4.16 A Masterplan for the site was collaboratively prepared by the site promoter and subsequently approved by the Council on the 29 January 2020 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here:

<https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/masterplans>

4.17 Application 3/20/0151/OUT has been granted planning permission subject to the signing of a S106 Agreement. This is an outline planning application for up to 223 dwellings including the demolition of existing buildings.

Conclusion:

4.18 As noted in the table below, the LPA has not included any dwellings for the BISH6 site within the land supply calculation. Whilst good progress has been made towards the delivery of dwellings in this location, at present there is still a functioning school on the site and despite there being a strong prospect that dwellings will be delivered within five years, the site cannot currently be considered 'available'.

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	0	0

BISH7: The Goods Yard

- 4.19 BISH7 is an allocated site in the East Herts District Plan. It occupies a strategic location between Bishop's Stortford railway station and the town centre and is allocated for around 600 dwellings, as part of a mixed use development.



Current Planning Status:

- 4.20 A Masterplan Framework for the site was first approved on the 31 October 2017 and was subsequently replaced with a revised version that was approved by the Council in March 2022.
- 4.21 The Masterplan is a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here:
<https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/masterplans>

- 4.22 The site has an extant planning permission for 641 dwellings (ref. 3/17/2588/OUT) and these units are included within the supply of deliverable sites under part a). 149 dwellings have been completed and it is anticipated that the remaining units will be delivered within the five year period.
- 4.23 However, due to Network Rail now requiring the railway sidings on the Goods Yard site to remain in situ, Solum Regeneration (acting as the master developer) are now seeking a new planning permission which seeks to optimise the parts of the site that are not already under construction. A revised application has therefore been submitted (ref. 3/22/1613/OUT) which would result in (up to) 746 residential units on the site which is 105 more units than the previous permission. This is made up of 323 units in Blocks A&B which are being built out (as approved), some (149) are completed/occupied. 423 units are proposed in the remaining parts of the development (comprising 178 homes (in detail) and 245 homes (in outline).
- 4.24 Solum are working constructively with the LPA in relation to the new planning application and a decision is expected by Summer 2024.

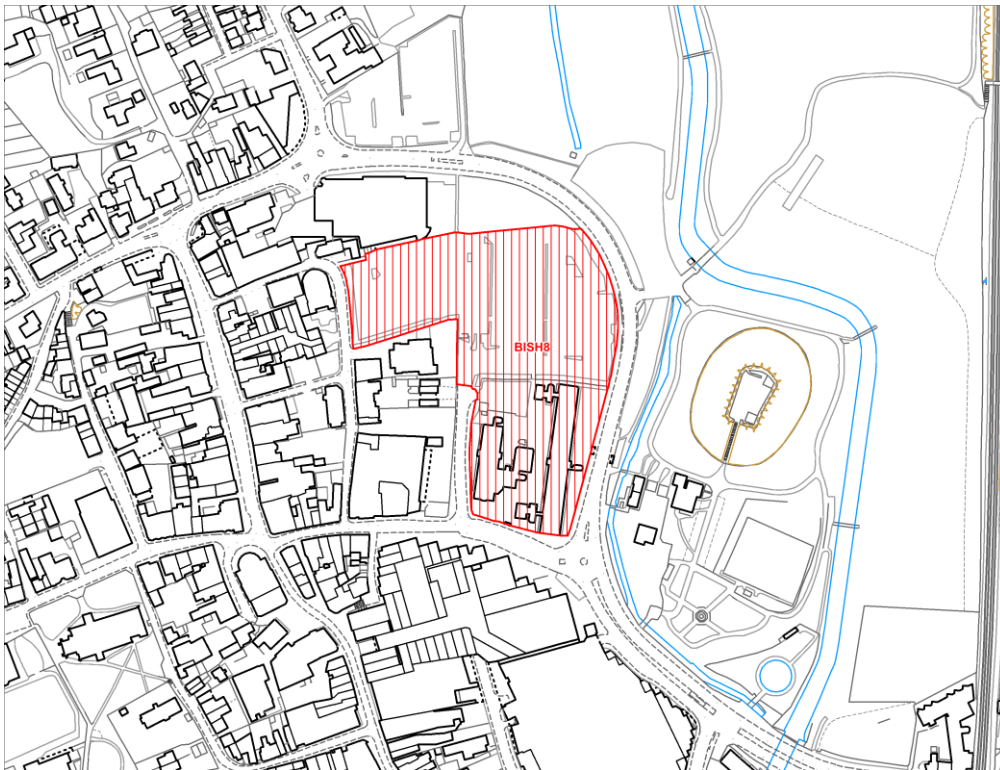
Conclusion:

- 4.25 Taking into account the current planning status of the site, which has an extant permission, and given that some of the site has already been redeveloped, some is currently being developed, and some is due to be developed, it is expected that the additional 105 units will also be delivered within the five year period. The table below therefore sets out the Council's position in relation to the delivery of additional 105 dwellings on BISH7.

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	0	105

BISH8: Old River Lane

4.26 BISH8 is an allocated site in the East Herts District Plan. It is located in the centre of Bishop's Stortford and is anticipated to deliver around 100 dwellings. As an allocated site in the development plan that does not currently have a full planning permission it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.27 Prior to submission of a planning application, an SPD for the site was prepared and is a material consideration for Development Management purposes. The SPD was produced in collaboration with a steering group which included the developers, and landowner, and was adopted in November 2022. More information can be found here: [Supplementary Planning Documents | East Herts District Council](#)

4.28 The developer has completed a pro-forma relating to the delivery of Old River Lane, which can be found at Appendix B. The information provided in the pro-forma, alongside other information available to the Council has been assessed resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

4.29 An outline application for 225 dwellings was submitted in February 2023 before being subsequently withdrawn in September 2023. As set out in Appendix B it is the developers' intention to submit a full planning application in the Summer of 2024.

4.30 The submission of a full application will mean that following any grant of permission, time will not be needed for reserved matters or further detailed applications that would have previously been required with the outline application. The developer notes that the experience of the previous submission will be used to inform the updated application, but pragmatically still allows for around 9 months for the determination of the application and S106 Agreement.

4.31 The developer notes that the signing of the Development Agreement (DA) is a critical milestone in the advancement of the planning application – but notes that the DA process is well advanced.

Further information:

4.32 Whilst the Old River Lane SPD was adopted in November 2022 the Council still expects that a masterplan process should be undertaken.

4.33 Cityheart, pending the completion of the DA, will be land promoter and developer for this site and there are no outstanding ownership constraints that could impact on the delivery of the site. They note that there are no outstanding viability issues that could impact on the delivery of the site either. Finally, it is noted that the main infrastructure

requirement relates to the provision of the primary access, and it is noted that this will be provided as an initial element of the works. It is also noted that a substation needs to be relocated as part of the development.

Delivery intentions and build out rates:

4.34 Cityheart anticipate that following full permission being granted in Q1 2025, they would be able to make a material start on site in Summer/Autumn 2025. The delay between the milestones is to allow for the discharge of conditions.

4.35 As the single developer, Cityheart state that following the achievement of these milestones, they would be providing circa 150 dwellings in the monitoring year 2026/27. This would allow around 2 years from start on site in Q1 2025, until the end of the monitoring year in March 2027 to provide the estimated 150 dwellings.

Conclusion:

4.36 Taking into consideration the current status of the site to date, alongside the feedback from the developer regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.

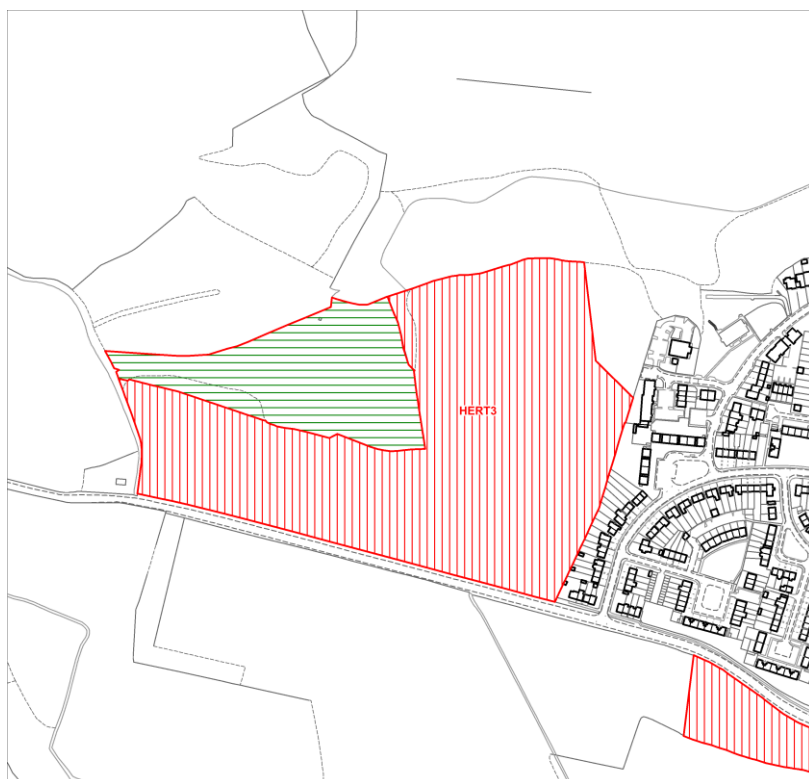
4.37 The developer provides a clear set of milestones which the Council agrees will need to be addressed ahead of a start on site. But given that there are no expected viability or ownership issues, and the developer will be seeking full permission without any significant infrastructure to be provided ahead of a start, the timeline set out in terms of delivery of units is a pragmatic one.

4.38 The programme allows time for the masterplan process to be undertaken and also provides room for any slippage, Should there be any significant delays it is still likely that around 150 dwellings would come forward within the five year period. As such, the table below sets out the Council's position in relation to the delivery of dwellings on BISH8.

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	150	0

HERT3: West of Hertford (North)

4.39 HERT3 (North) is an allocated site in the East Herts District Plan. It is located to the west of Hertford and is anticipated to deliver around 300 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.40 Prior to submission of a planning application, a Masterplan for the site was collaboratively prepared by the site promoter, and was subsequently approved by the Council on the 5 March 2019 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here: [Masterplans | East Herts District Council](#)

4.41 The land promoter has completed a pro-forma relating to the delivery of HERT3 (North), which can be found at Appendix C. The information provided in the pro-forma, alongside

other information available to the Council has been assessed resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

- 4.42 An outline planning application for 342 dwellings was submitted in April 2019 and the application is currently being considered by the Council.
- 4.43 As set out in Appendix C the land promoters expect to receive a committee decision around March 2024. The finalisation and signing of the S106 Agreement is expected to follow on from that in June 2024. The land promoter has set out details of the further milestones needed to start on site and the expectation is that this will be completed by December 2024.

Further information:

- 4.44 Due to the Masterplan being adopted in 2019 there are no outstanding policy requirements to be fulfilled prior to the determination of an application.
- 4.45 London and Regional confirm that no decisions have been made regarding delivery partners, but that they do have the ability to develop the site themselves. London and Regional note that the only outstanding ownership constraints that could impact on the delivery of this site is regarding highway land which will service a bus route; this is currently being discussed with the landowner. London and Regional confirm that there are no further viability issues currently identified outside of those already discussed in detail with the LPA.

Delivery intentions and build out rates:

- 4.46 London and Regional anticipate that following completion of the S106 Agreement, they would expect delivery of the whole site within 5 years. For the purposes of the land supply, they note that they expect 300 dwellings overall to be delivered in the final 3

years of the assessment period, starting with 100 dwellings in 2025-26, a further 100 in 2026-27 and finally 100 dwellings in 2027-28.

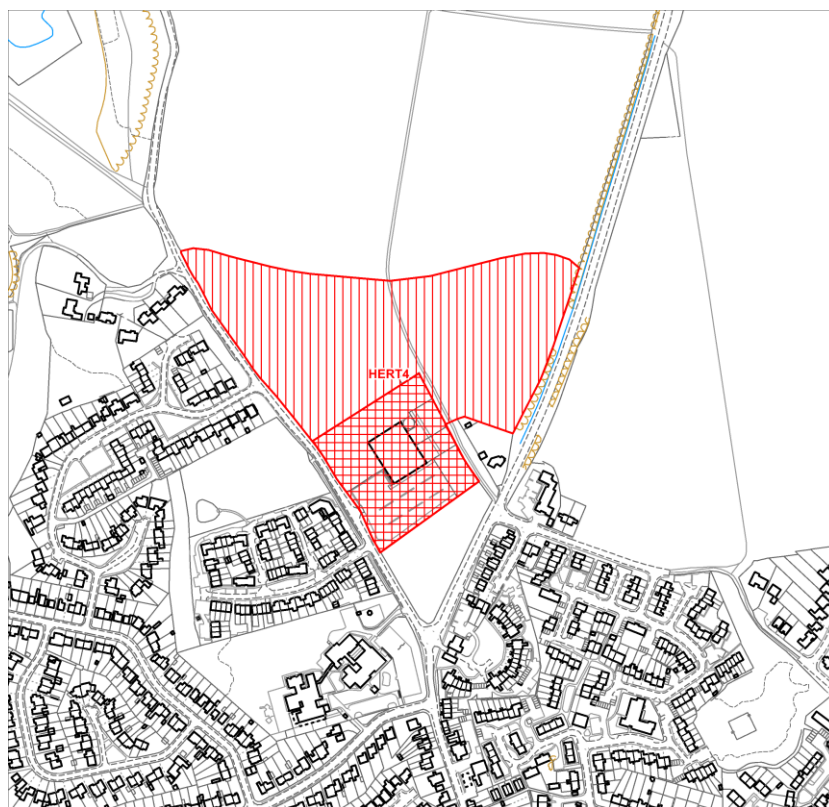
Conclusion:

- 4.47 Taking into consideration the current status of the planning application (which is due to be considered in April 2024), alongside the feedback from the land promoter regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.
- 4.48 London and Regional provide a set of outstanding milestones which the Council agrees will need to be addressed ahead of a start on site. London and Regional notes that viability issues have largely been addressed and ownership issues are being discussed, and they don't expect any significant infrastructure to be provided ahead of a start on site. However, it is unknown whether London and Regional will need to appoint development partners, and reserved matters applications still need to be submitted and determined.
- 4.49 The above consideration, in combination with an ambitious timeline for the submission and determination of reserved matters applications means that the Council has reviewed the delivery rates and feels that in light of the definition of deliverable the rates need to be adjusted.
- 4.50 Whilst the suggested delivery rates could be achievable, they have been adjusted to accommodate time for any slippage and also allow for any potential delays to the outstanding milestones. As such, rather than 300 dwellings coming forward in the first 5 years, the Council has estimated that it is pragmatic to assume 100 coming forward in the year 2026-27 and a further 100 in 2027-28. As such, the table below sets out the Council's position in relation to the delivery of dwellings on HERT3 (North).

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	100	100

HERT4: North of Hertford (Phase 2)

4.51 HERT4 (Phase 2) is an allocated site in the East Herts District Plan. It is located to the north of Hertford and is anticipated to deliver around 150 dwellings. Phase 1 refers to the square site to the south of the allocation; this was completed in 2022 and provided 52 dwellings. Phase 2, the subject of this section, is also an allocated site for around 100 dwellings in the District Plan. As Phase 2 does not currently have full planning permission, it therefore falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.52 Prior to submission of a planning application, a Masterplan for the site was collaboratively prepared by the site promoter, and was subsequently adopted by the Council on the 14 December 2022 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here: [Masterplans | East Herts District Council](#)

4.53 The developer has completed a pro-forma relating to the delivery of HERT4 (Phase 2), which can be found at Appendix D. The information provided in the pro-forma, alongside other information available to the Council has been assessed resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

4.54 A full application for 118 dwellings was submitted in August 2023 and the application is currently being considered by the Council. As set out in Appendix D the land promoters expect to receive a committee decision around Spring 2024. The submission of a full application means that following any grant of permission, time will not be needed for reserved matters or further detailed applications.

4.55 Following a committee approval there would need to be agreement of the S106, discharge of pre-commencement conditions, ecology and Section 278 approval before works could start on site. The Section 278 works have been provided for by a separate application (3/23/1643/FUL) which is also currently under consideration by the Council. The purpose of the separate application is to allow works to commence ahead of the main application.

Further information:

4.56 Due to the Masterplan being adopted in 2022 there are no outstanding policy requirements to be fulfilled prior to the determination of an application.

4.57 Durkan Homes confirm that they are land promoter and developer and that there are no outstanding ownership constraints that could impact on the delivery of this site. Durkan note that there are no outstanding viability issues that could impact on the delivery of the site either. Finally, Durkan note that the main infrastructure requirement relates to the provision of a site access, and it is noted that this will be provided as an initial element of the works (see paragraph 4.48).

Delivery intentions and build out rates:

4.58 Durkan anticipate that following full permission being granted in Spring 2024, that they hope to be able to make a material start on site in Summer 2024. As the sole developer, Durkan state that following the achievement of the milestones above, they would deliver 21 dwellings initially in the monitoring year 2025-26, 49 the following year, and the final 48 in the year 2027-28. They aim to be off site by 2027-28.

Conclusion:

4.59 Taking into consideration the current status of the planning application, alongside the feedback from the developer regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.

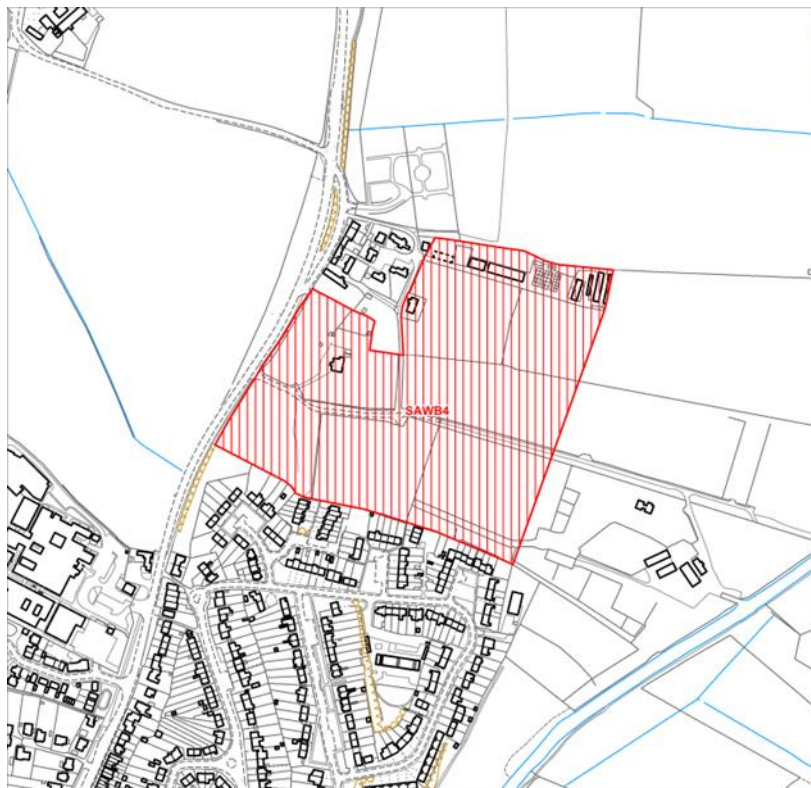
4.60 The developer provide a clear set of outstanding milestones which the Council agrees will need to be addressed ahead of a start on site. But given that there are no expected viability or ownership issues, and the developer will be seeking full permission without any significant infrastructure to be provided ahead of development commencing; the timeline set out in terms of delivery of units is a pragmatic one. The developers provided an updated set of delivery intentions following the initial feedback.

4.61 The programme and updated delivery rates provide a pragmatic timeline to deliver the sites and also accommodate generous time for any slippage, and should there be any significant delays it is still likely that the full 118 dwellings would come forward within the five year period. As such, the table below sets out the Council’s position in relation to the delivery of dwellings on HERT4 (Phase 2).

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	21	49	48

SAWB4: North of Sawbridgeworth

4.62 SAWB4 is an allocated site in the East Herts District Plan. It is located to the north of Sawbridgeworth and is anticipated to deliver around 200 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.63 Prior to submission of a planning application, a Masterplan for the site was collaboratively prepared by the site promoter, and was subsequently adopted by the Council on the 23 October 2019 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here: [Masterplans | East Herts District Council](#)

4.64 The land promoter has completed a pro-forma relating to the delivery of SAWB4, this can be found at Appendix E. The information provided in the pro-forma, alongside other information available to the Council has been assessed below resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

4.65 Application 3/18/2735/FUL has a resolution to grant planning permission subject to the signing of a Section 106 Agreement. This is a hybrid planning application comprising full planning permission for 85 dwellings (Phase 1) and outline planning permission for 99 dwellings (Phase 2).

4.66 Discussions are ongoing with Hertfordshire County Council over the financial contributions that are being requested by them for the hybrid application for Phases 1 and 2. Pre-application discussions have been undertaken in respect of a Reserved Matters application for Phase 2 following the grant of outline planning permission for this phase.

4.67 Final agreement on the financial contributions for the hybrid application will need to be agreed to allow for the Section 106 Agreement to be signed. Phase 1 is for full planning permission so a start on site can be made following the discharge of pre-commencement planning conditions and completion of the Section 278 Agreement for the highways works associated with the access. Commencement of Phase 2 will follow Reserved Matters approval for that phase, the delivery of the access as part of the Phase 1 development and the discharge of pre-commencement conditions relevant to Phase 2.

Further information:

4.68 Due to the Masterplan being adopted in 2019 there are no outstanding policy requirements to be fulfilled prior to the adoption of an application.

4.69 Countryside is now part of the Vistry Group, which is a housebuilder with an intention to build out the site. There are no outstanding ownership constraints that could impact on the delivery on this site. It is noted that the main infrastructure requirement relates to the provision of the site access, which will be delivered as part of the Phase 1 development (see paragraph 4.60).

Delivery intentions and build out rates:

4.70 The developer has indicated that an anticipated programme for delivery will be confirmed following approval of the hybrid application. The developer has, however, stated that the site will benefit from accelerated delivery through Vistry's partnerships model where delivery partners will be identified at an early stage.

Conclusion:

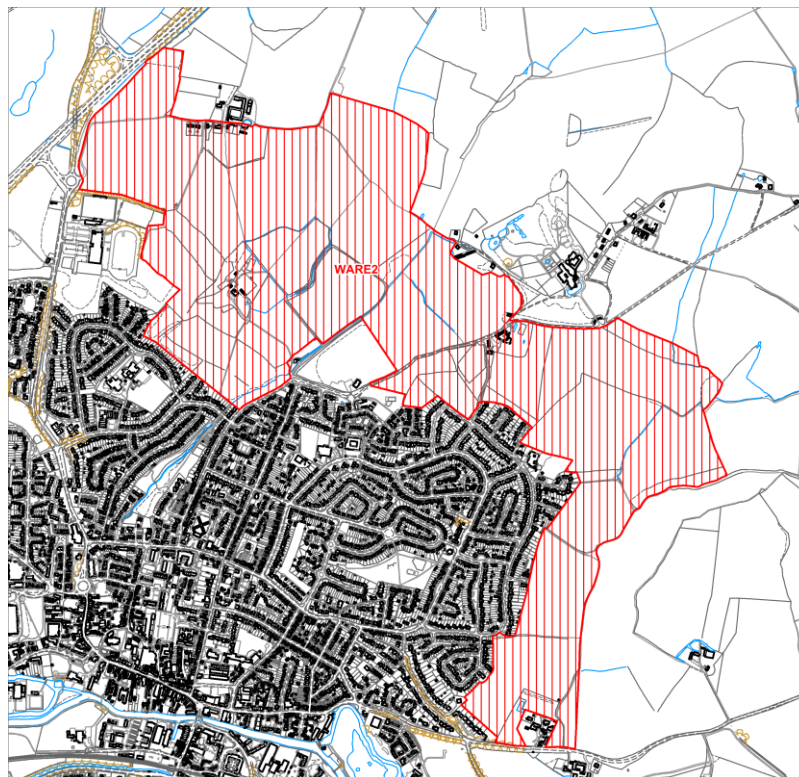
4.71 Taking into consideration the current status of the planning application, which has a resolution to grant subject to signing of the S106 Agreement, alongside the feedback from the developer regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.

4.72 Given that there are no viability or ownership issues, and the developer is seeking full permission for Phase 1 of the development, it is considered reasonable to include the full 85 dwellings in the five-year period. As such, the table below sets out the Council's position in relation to the delivery of dwellings on SAWB4.

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	35	50

WARE2: Land North and East of Ware

4.73 WARE2 is an allocated site in the East Herts District Plan. It is located to the north and east of Ware and is anticipated to deliver at least 1,000 dwellings. As an allocated site in the development plan that does not currently have full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.74 Prior to submission of a planning application, a Masterplan for the site was collaboratively prepared by the site promoter, and was subsequently adopted by the Council on the 23 October 2019 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here: [Masterplans | East Herts District Council](#)

4.75 The land promoter has completed a pro-forma relating to the delivery of WARE2, this can be found at Appendix F. The information provided in the pro-forma, alongside other information available to the Council has been assessed below, resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

4.76 A hybrid application for 1,800 dwellings was submitted in January 2023 and the application is currently being considered by the Council. As set out in Appendix F the land promoters expect to receive a committee decision around June 2024 with the S106 Agreement being signed in September 2024.

4.77 Following a committee approval and the S106 Agreement being signed it is expected that principle outline conditions would begin to be discharged around October 2024. Submission of the first reserved matters applications are expected in March 2025, with approval in July 2025 and the discharge of pre-commencement conditions from September 2025 onwards, before a practical start on site in January 2026. As is noted in the pro-forma, a PPA between the applicants and the Council supports the milestones set out above.

4.78 It is also worth noting that an addendum package of revised documents and drawings is expected to be submitted in March 2024 which aims to address matters agreed since the application has been submitted. It is anticipated that following this, the application can then proceed to a committee determination.

Further information:

4.79 Due to the Masterplan being adopted in 2019 there are no outstanding policy requirements to be fulfilled prior to the determination of an application.

- 4.80 Ptarmigan confirm that they are land promoter and will need to market the site to development partners once a resolution to grant has been secured on the outline planning permission. Ptarmigan note that although partners have not yet been appointed, potential partners have been identified and they have had strong developer interest in the site. Ptarmigan note that there are no outstanding ownership constraints that could impact on the delivery of this site, and whilst they are not the sole land promoter, the outline application has been prepared jointly with the adjacent landowners.
- 4.81 Ptarmigan note that there are no outstanding viability issues currently identified and that the current application proposes policy compliant levels of affordable housing. Finally, it is noted that the main infrastructure provision relates to the provision of a sustainable transport corridor which will be constructed in phases rather than being delivered in advance of the housing element of the site.

Delivery intentions and build out rates:

- 4.82 Ptarmigan anticipate that following full permission being granted in July 2025 for the first reserved matters applications, they hope to be able to make a material start on site in January 2026.
- 4.83 Ptarmigan state that following the achievement of the milestones above, they would anticipate completions coming forward in the monitoring year 2026-27 in the region of 75 completions. The following year 2027-28 they would anticipate 125 completions.
- 4.84 They further note that they would anticipate a progressive build out rate starting at 75 dwellings per annum (dpa) and peaking at 200 dpa by 2029/30 which will be supported by three or more sales outlets during peak operation.

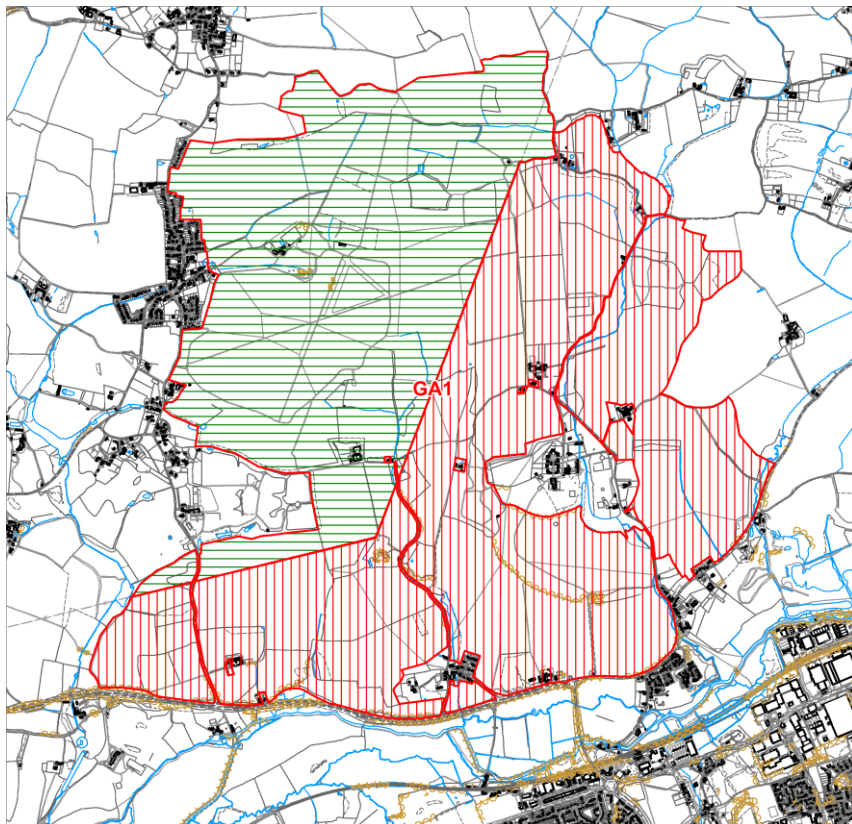
Conclusion:

- 4.85 Taking into consideration the current status of the planning application, alongside the feedback from the land promoter regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.
- 4.86 The land promoter provides a clear set of outstanding milestones which the Council agrees will need to be addressed ahead of a start on site. The land promoter notes that there are no expected viability or ownership issues, and the developer doesn't expect any significant infrastructure to be provided ahead of a start on site. The timeline set out by the land promoter is an achievable timeline; however, the Council has reviewed this and feels that in-light of the definition of deliverable, the delivery rates need to be adjusted.
- 4.87 The delivery rates have therefore been adjusted to accommodate generous time for any slippage and also allow for any potential delays. As such, rather than 200 dwellings coming forward in the first 5 years, the Council has estimated that it is pragmatic to assume 75 coming forward in the year 2027-28. As such, the table below sets out the Council's position in relation to the delivery of dwellings on WARE2.

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	0	75

GA1: The Gilston Area

- 4.88 GA1 is an allocated site in the East Herts District Plan. It is located to the north of Harlow and is anticipated to deliver at least 10,000 dwellings. As an allocated site in the development plan that does not currently have full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.
- 4.89 The Gilston Area is part of the wider Harlow and Gilston Garden Town, designated by MHCLG as a Garden Town in January 2017. Policy GA1 is anticipated to deliver 10,000 dwellings of which the District Plan anticipates a minimum of 3,050 of these will be delivered before 2033. The land included in Policy GA1 has two landowners with Places for People responsible for delivering 8,500 dwellings and Taylor Wimpey other 1,500 dwellings.



GA1: The Gilston Area (Villages 1 – 6)

4.90 Places for People has completed a pro-forma relating to the delivery of Village 1-6, which can be found at Appendix G. The information provided in the pro-forma, alongside other information available to the Council has been assessed below resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

- 4.91 Application 3/19/1045/OUT has a resolution to grant planning permission subject to the signing of a Section 106 Agreement. This is an outline application for up to 8,500 homes and supporting infrastructure.
- 4.92 Good progress is being made towards concluding the Section 106 negotiations, which are anticipated to conclude by the end of March 2024. Meanwhile, good progress has also been made on the Strategic Landscape Masterplan (jointly with Taylor Wimpey) and Village 1 Masterplan which began in 2021 and were paused in early 2022 to allow focus on the determination of the crossings applications: the Central Stort Crossing (CSC) and Eastern Stort Crossing (ESC). Work on the masterplanning resumed in Summer 2023, including engagement with the Project Lead Group, Community Working Group and stakeholders, and the Masterplans are anticipated to be submitted to the Council in Q2 2024.
- 4.93 In addition, work has progressed on discharging the planning conditions for the CSC and ESC, including defining the anticipated phasing of the crossings. Some site investigations have been undertaken and the next phase of site preparation works are anticipated to be carried out in Autumn 2024.
- 4.94 Places for People have expanded their in-house delivery team and refreshed the appointments for their external consultant team and are working on a detailed programme for future planning and construction phases of the project.

Further information:

- 4.95 Places for People's (PfP) role across the scheme is as the Master Developer, responsible for the delivery of all strategic infrastructure and s106 obligations to deliver serviced land parcels. PfP have not yet selected development partners to deliver the homes within land parcels. This will be subject to a selection process and development partners will be required to meet a number of criteria. Development partners will range from PLC housebuilders through to SME developers which will enable the scheme to achieve increased completion rates across multiple tenure types.
- 4.96 The following infrastructure is required to be delivered prior to/alongside the delivery of new homes:
- Gilston site access – sustainable modes access and all-modes access (interim junctions approved through Outline Planning Permission, final junctions approved through CSC Planning Permission).
 - Initial highway network – part of Sustainable Transport Corridor (STC) and part of primary and secondary roads (requires V1 Masterplan & RMA approval).
 - Diversion/delivery of utilities – communications, electricity, potable water, foul drainage along with electrical substation and foul pumping station (via permitted development where possible).
 - Village 1 primary school (requires V1 Masterplan & RMA approval) (not required to deliver homes in itself but required for September after first occupations).

Delivery intentions and build out rates:

- 4.97 Places for People have clearly set out in their pro-forma the outstanding milestones that need to be completed prior to a material start on site. These include:
- Section 106 to be signed and Outline Planning Permission to be issued – March 2024.
 - Strategic Landscape Masterplan and Village 1 masterplan – submission anticipated Q2 2024 with approval anticipated in Q4 2024.
 - Central Stort Crossing remaining pre-commencement condition discharges – submission anticipated during Q2 2024, approval anticipated Q3/Q4 2024.

- Reserved Matters Application for initial V1 infrastructure – preparation Q4 2024 to Q2 2025, submit Q3 2025, with approval anticipated Q4 2025.
- Outline Planning Permission pre-commencement condition discharges – preparation Q4 2024 to Q2 2025, submit Q3 2025, with approval anticipated Q4 2025.
- Reserved Matters Application for first homes – preparation Q2-Q4 2025, submit Q4 2025, with approval anticipated Q2 2026.
- CSC material start on site – anticipated Q4 2024.
- Material start on site – anticipated late Q3 2025.
- First occupations – Q4 2027.

4.98 Places for People anticipate that following outline permission being granted they would be able to make a material start on in 2027-28, delivering around 100 dwellings. In 2028-29 they anticipate 150 completions, with 200 completions in 2029-30. For the next five years, PFP anticipated around 450+ completions per year from 3+ sales outlets.

Conclusion:

4.99 Taking into consideration the current status of the planning application, alongside the feedback from PFP regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.

4.100 PFP provide a clear set of outstanding milestones which the Council agrees will need to be addressed ahead of a start on site. PFP note that there are no expected viability matters for Village 1. Land assembly is, however, required for the Central Stort Crossing and Eastern Stort Crossing. The two District Councils (East Herts and Harlow) have Council decisions to use CPO powers where required. It is not therefore expected that this will impact on the delivery of homes and PFP own the freehold to the land for homes in V1-6.

4.101 PFP are proposing to start on site in 2027-28, delivering around 100 dwellings. This timeline is considered to be pragmatic and takes account of the outstanding milestones that need to be completed prior to a material start on site. As such, the table below sets out the Council’s position in relation to the delivery of dwellings on Gilston GA1: The Gilston Area (Villages 1-6).

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	0	100

GA1: The Gilston Area (Village 7)

4.102 The developer (Taylor Wimpey) has completed a pro-forma relating to the delivery of Village 7, which can be found at Appendix H. The information provided in the pro-forma, alongside other information available to the Council has been assessed below resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

4.103 Application 3/19/2124/OUT has a resolution to grant planning permission subject to the signing of a Section 106 Agreement. This is an outline application for up to 1,500 homes and supporting infrastructure.

4.104 Good progress is being made towards concluding the Section 106 negotiations, anticipated to conclude by the end of March 2024. Work is also underway on the production of a Village 7 Masterplan and Strategic Landscape Masterplan (jointly with Places for People). In addition, the preparation of details reserved by relevant planning conditions is being progressed along with Reserved Matters for the early phases of development. Taylor Wimpey anticipate the approval of all details reserved by Planning Conditions required prior to the commencement of development (including Preliminary Works) by January 2025.

Further information:

4.105 Taylor Wimpey confirm that they are the sole developer for Village 7. They note that that there are currently no outstanding viability issues identified. However, there are outstanding discussions with the owners of the land required for delivery of Royston Commuter Link (Condition T6). Prior to delivery of housing on the site, it is proposed to deliver Road Works Phase 1, followed by Road Works Phase 2 and the relevant parts of the Greenway alongside.

Delivery intentions and build out rates:

4.106 Taylor Wimpey anticipate that following the grant of outline permission they would be able to make a material start on the site in January 2025, delivering 50 dwellings in 2026/27 and 200 dwellings in 2027/28. Build out would continue at 200 units per annum supported by 2 sales outlets.

Conclusion:

4.107 Taking into consideration the current status of the planning application, alongside the feedback from the developer regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.

4.108 The developer has detailed the outstanding milestones which the Council agrees will need to be addressed ahead of a start on site. Relevant discussions with the owners of land required for delivery of the Roydon Commuter Link (Planning Condition T6) currently remain outstanding.

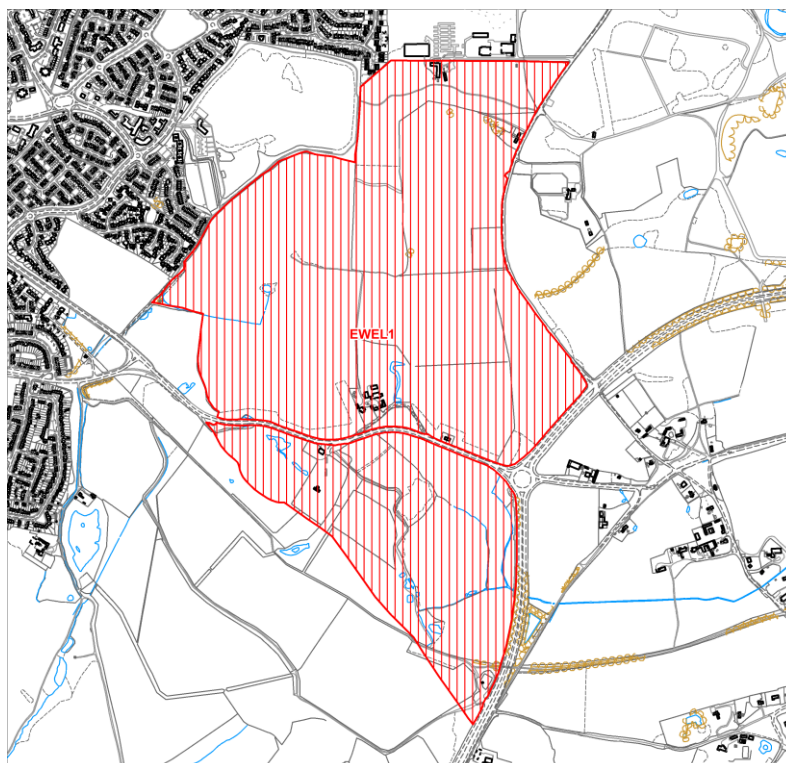
4.109 The timeline set out by the land promoter is potentially an achievable timeline; however, in light of the timeline proposed by Places for People, where a start on site is not anticipated until 2027/28, it is considered that the delivery rates proposed by Taylor Wimpey need to be adjusted. This also reflects Planning Condition A4 which limits the commencement of Village 7 until after Village 1 starts.

4.110 The table below therefore sets out the Council’s position in relation to the delivery of dwellings on Gilston GA1: The Gilston Area (Village 7).

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	0	50

EWEL1: Land East of Welwyn

4.111 EWEL1 is an allocated site in the East Herts District Plan. It is located to the east of Welwyn and is anticipated to deliver at least 1,350 dwellings. As an allocated site in the development plan that does not currently have full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.112 A Masterplan for the site has been prepared collaboratively by East Herts District Council and Welwyn Hatfield Borough Council, in conjunction with a steering group that included the land promoters. This masterplan was subsequently adopted by the Council on the 18 October 2023 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here: [Masterplans | East Herts District Council](#)

4.113 The land promoter has completed a pro-forma relating to the delivery of EWEL1, which can be found at Appendix I. The information provided in the pro-forma, alongside other

information available to the Council has been assessed below resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

- 4.114 An outline planning application for 2,650 dwellings was submitted in June 2022 and the application is currently being considered by the Council. The application also covers the area of the sites which falls within Welwyn Hatfield Borough. Around 1,350 dwellings are expected to come forward in the East Herts portion of the site.
- 4.115 As set out in Appendix I the land promoters expect to receive a committee decision around March 2024 following the resolution of outstanding issues with statutory consultees in early 2024. The finalisation and signing of the S106 is expected to follow in Spring/Summer 2024.

Further information:

- 4.116 Due to the Masterplan being adopted in 2023 there are no outstanding policy requirements to be fulfilled prior to the determination of an application.
- 4.117 Tarmac confirm that they are land promoter and will need to market the site to development partners to bring forward specific parcels and phases of EWEL1. Tarmac note that the process of agreeing partners is ongoing and Tarmac intend to act as long-term steward of the development, retaining ownership of non-residential and non-adopted areas. Tarmac note that there are no outstanding ownership constraints that could impact on the delivery of this site, nor are there any viability issues currently identified.
- 4.118 Tarmac note that there is expected mineral extraction on the most northern part of the site. The minerals extraction period is expected to be relatively short (between 6-12 months) but would be in advance of the built development in this area.

Delivery intentions and build out rates:

- 4.119 Tarmac anticipate that following full reserved matters applications being submitted from Autumn 2024 onwards, that they expect the first housing completions in the 2025-26 monitoring year.
- 4.120 Tarmac state that they would anticipate completions coming forward in the monitoring year 2025-26 in the region of 50 completions, with 75 dwellings in the following year 2026-27 and 125 dwellings in 2027-28. Following this, they expect delivery to peak at 150 dwellings per year from 2028-29 onwards.

Conclusion:

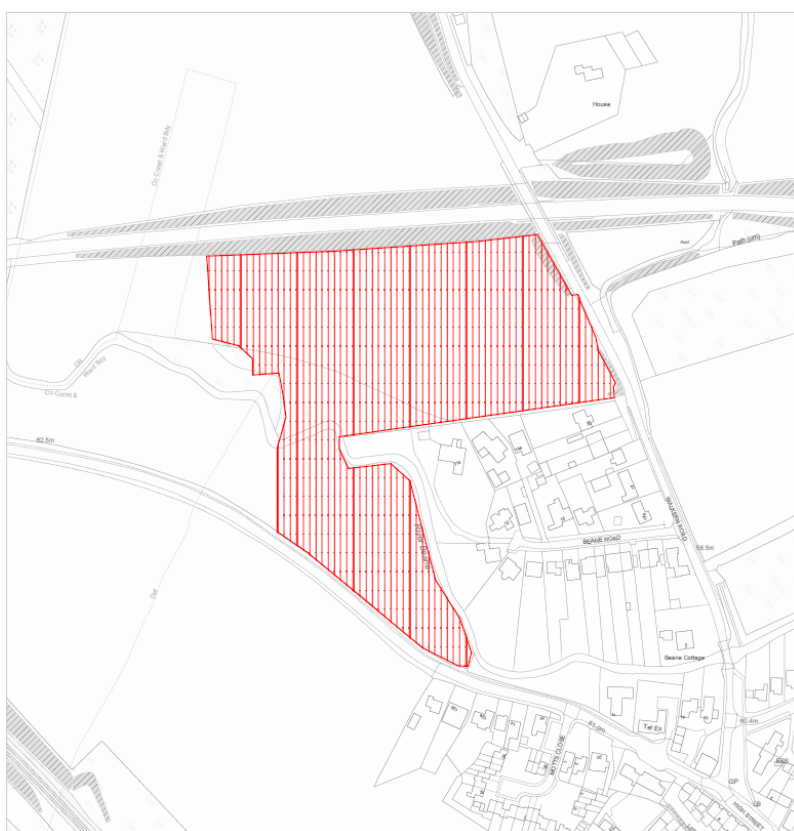
- 4.121 Taking into consideration the current status of the planning application, alongside the feedback from the land promoter regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.
- 4.122 The land promoter provides a clear set of outstanding milestones which the Council agrees will need to be addressed ahead of a start on site. The land promoter notes that there are no expected viability or ownership issues, and the developer doesn't expect any significant infrastructure to be provided ahead of a start on site. However, Tarmac will need to appoint development partners and the extraction of minerals could add to the complexity of delivery, despite not necessarily directly impacting on early phases of the site coming forward.
- 4.123 The above consideration, in combination with an ambitious timeline for the submission and determination of reserved matters applications mean that the Council has reviewed the delivery rates and feels that in-light of the definition of deliverable, the rates need to be adjusted.

4.124 Whilst the developers delivery rates could be achievable, they have been adjusted to accommodate generous time for any slippage and also allow for any potential delays commensurate to the complexity of delivering a site of this scale. As such, rather than 250 dwellings coming forward in the first 5 years, the Council has estimated that it is pragmatic to assume 50 coming forward in the year 2026-27 and a further 75 in 2027-28. As such, the table below sets out the Council's position in relation to the delivery of dwellings on EWEL1.

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	0	50	75

Land at Walkern Road – Watton-at-Stone

4.125 Land at Walkern Road is a development site allocated in the Watton-at-Stone Neighbourhood Plan. It is located to the north of Watton-at-Stone and is anticipated to deliver around 60 dwellings. The site currently does not have full planning permission, so it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.126 Prior to submission of a planning application, a Masterplan for the site was collaboratively prepared by the site promoter and was subsequently adopted by the Council on the 13 December 2023 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here: [Masterplans | East Herts District Council](#)

4.127 The developer has completed a pro-forma relating to the delivery of Land at Walkern Road, which can be found at Appendix J. The information provided in the pro-forma, alongside other information available to the Council has been assessed below resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

4.128 A full application for 60 dwellings was submitted in November 2023 and the application is currently being considered by the Council. The submission of a full application means that following any grant of permission, time will not be needed for reserved matters or further detailed applications.

4.129 As set out in Appendix J the developers expect to receive a resolution to grant permission from committee in March 2024 with completion of the S106 Agreement in April 2024. Following any grant of permission, discharging of pre-commencement conditions will be needed alongside some minor enabling work; the developers have estimated the latter starting in June 2024.

Further information:

4.130 Due to the Masterplan being adopted in 2023 there are no outstanding policy requirements to be fulfilled prior to the determination of an application.

4.131 Fairview New Homes confirm that they are the landowner and developer and that there are no outstanding ownership constraints that could impact on the delivery of this site. Fairview note that there are no outstanding viability issues that could impact on the delivery of the site either. Finally, it is noted that there is no infrastructure provision necessary prior to the delivery of the housing on site.

Delivery intentions and build out rates:

4.132 Fairview anticipate that following full permission being granted in Spring 2024, then they hope to start enabling work in Summer 2024 following discharge of conditions.

4.133 As the single developer, Fairview state that following the achievement of the milestones above, they would deliver 40 dwellings initially in the monitoring year 2025-26 and the final 20 in the year 2026-27.

Conclusion:

4.134 Taking into consideration the current status of the planning application, alongside the feedback from the developer regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.

4.135 The developer provides a clear set of outstanding milestones which the Council agrees will need to be addressed ahead of a start on site. But given that there are no expected viability or ownership issues, and the developer is seeking full permission without any significant infrastructure to be provided ahead of a start; the timeline set out in terms of delivery of units is a pragmatic one.

4.136 The programme and delivery rates provide a pragmatic timeline to deliver the sites and also accommodate generous time for any slippage, and should there be any significant delays it is still likely that the full 60 dwellings would still come forward within the five year period. As such, the table below sets out the Council’s position in relation to the delivery of dwellings at Walkern Road.

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	40	20	0

purposes. Details of the Masterplan can be found on the Council's website here: [Masterplans | East Herts District Council](#)

4.139 The developer has completed a pro-forma relating to the delivery of North-West Buntingford, which can be found at Appendix K. The information provided in the pro-forma, alongside other information available to the Council, has been assessed below resulting in a conclusion on the deliverability of the site and any contribution to housing numbers across the five-year period 2023-2028.

Current planning status and progress:

4.140 An outline application for 58 dwellings was submitted in May 2022; the application has a resolution to grant planning permission subject to a S106 Agreement. As set out in Appendix K the land promoters state that they are in the final stages of agreeing the S106 Agreement, expected to be completed in Q1 2024.

4.141 Following the agreement of the S106, the land promoters expect to submit reserved matters and discharge pre-commencement conditions during the Summer 2024. They do not anticipate commencement on site until 2025.

Further information:

4.142 Due to the Masterplan being adopted in 2022 there are no outstanding policy requirements to be fulfilled prior to the determination of an application.

4.143 Pigeon Land Ltd Homes confirm that they are land promoters and that they would need to appoint development partners to deliver the housing. They note that a preferred partner will be selected once they gain outline permission, and they will then work with them to bring forward the Reserved Matters Applications.

4.144 The land promoter notes that there are no outstanding ownership constraints that could impact on the delivery of the site, nor are there any outstanding viability issues that

could impact on the delivery of the site either. Finally, it is noted that there is no off-site infrastructure to be delivered prior to the delivery of new homes; as such following discharge of conditions, development could be commenced immediately.

Delivery intentions and build out rates:

4.145 Pigeon anticipate that following outline permission being granted in Q1 2024, that they would be able to make a material start on site in 2025, delivering around 20 dwellings by March 2026 and the remaining 38 dwellings by March 2027.

4.146 Pigeon will be appointing a development partner and the dwellings will be delivered from one outlet.

Conclusion:

4.147 Taking into consideration the current status of the planning application, alongside the feedback from the developer regarding a number of issues, it is clear that good progress is being made towards the delivery of this site.

4.148 The developer provides a clear set of outstanding milestones which the Council agrees will need to be addressed ahead of a start on site. But given that there are no expected viability or ownership issues, and the developer is seeking permission without any significant infrastructure to be provided ahead of a start; the timeline set out in terms of delivery of units is a pragmatic one.

4.149 The programme and delivery rates provide an achievable timeline to deliver the site and also accommodate generous time for any slippage, and should there be any significant delays it is still likely that the full 58 dwellings would still come forward within the five year period. As such, the table below sets out the Council's position in relation to the delivery of dwellings on North-West Buntingford.

	2023/24	2024/25	2025/26	2026/27	2027/28
Number of Dwellings	0	0	20	38	0

Totals: Supply of housing: Deliverable Part b)

4.150 This section has highlighted the various sites that, although they are not deliverable in principle, have clear evidence to demonstrate a realistic prospect that completions will begin on site within the five year period.

4.151 The individual sites that make up the part b) supply can be found in Appendix B (Rows 301 to 310) and a total figure is displayed in Table 4 below:

Table 4: Total Supply of Sites Deliverable Part b)

Source of Supply	Number of Dwellings Anticipated
District Plan and Neighbourhood Plan Allocated Sites	1,126

Windfall Allowance

4.152 Paragraph 72 of the NPPF allows LPA's to make an allowance for windfall sites as part of an anticipated supply. There was compelling evidence presented as part of the District Plan examination to demonstrate that windfall sites would provide a reliable source of supply. The figure, as set out in Policy DPS3 is for a total of 1,125 dwellings across the plan period, which equates to 75 dwellings annually.

4.153 The Council have taken a pragmatic approach to the windfall allowance and only applied 4 years supply due to it being unlikely that completions from new applications will come forward before the 31 March 2024. Table 5 below sets out the annual allowance across the five-year period giving a total supply of 300 dwellings.

Table 5: Total supply – windfall allowance

	2023/24	2024/25	2025/26	2026/27	2027/28
Windfall Allowance	0	75	75	75	75

Supply of Housing: Total

4.154 The total identified supply of deliverable housing from all sources and sites that are considered deliverable is summarised in Table 6 below.

Table 6: Total supply

Source of Supply	Number of dwellings anticipated
Major Development – Deliverable in Principle	4,313
Non-major Development – Deliverable in Principle	452
Net Losses	-2
Deliverable Sites Part b)	1,126
Windfall Allowance	300
Total identified Supply	6,189

5. Conclusions

- 5.1 The established housing requirement is for **5,560** dwellings across the five-year period 2023-2028.
- 5.2 The identified supply of deliverable housing sites is **6,189** dwellings.
- 5.3 As set out in Table 7 below, the Council is able to demonstrate a five-year land supply position of **5.57** years against the housing requirement.

Table 7: Five Year Land Supply Calculation

Annual housing Requirement	Five Year housing Requirement	Identified Supply of Housing	Five Year Land Supply Calculation
1,112	5,560	6,189	5.57 years

Appendix A: Housing Trajectory

Planning Application Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction permitted / allocated	Number expected to be completed in Years 1-5	2023/24	2024/25	2025/26	2026/27	2027/28	2028-33	2033-2038	Total Identified Supply	
Deliverable Part a: Major Development																											
3/21/1100/REM 3/21/2054/VAR	Development in progress	Y	20/07/2017	20/07/2020	Land south of Hadham Road	Bishop's Stortford	N	7.470	243	0	243	111	0	111	132	0	132	132	32	100							243
3/13/0804/OP	Development in progress	Y	02/04/2015	02/04/2018	ASR's 1-4 Land at Bishop's Stortford North	Bishop's Stortford	N	130	2269	0	2269	636	0	636	1633	0	1633	1300	260	260	260	260	260	333		2269	
3/21/2339/REM 3/20/0683/REM	Development in progress	Y	01/06/2016	01/06/2019	ASR 5, Land at Bishop's Stortford North	Bishop's Stortford	N	26.3	529	0	529	219	0	219	310	0	310	310	80	80	80	70				529	
3/20/0245/FUL	Development in progress	Y	12/02/2021	12/02/2024	Land East Of Manor Links (BISH9),	Bishop's Stortford	N	2.14	61	0	61	20	0	20	41	0	41	41	41							61	
3/17/2588/OUT	Development in progress	Y	18/07/2018	18/07/2021	Bishops Stortford Goods Yard, Station Road,	Bishop's Stortford	Y	5.82	641	0	641	149	0	149	492	0	492	492	160	132	100	100				641	
3/18/2253/OUT; 3/21/2839/REM; 3/21/3187/REM; 3/21/1807/REM; 3/22/1704/REM; 3/21/0916/REM; 3/21/0364/VAR	Development in progress	Y	20/12/2019	20/12/2022	Land At Bishops Stortford South (BISH5) Off, Whittington Way,	Bishop's Stortford	N	52.95	794	0	794	109	0	109	685	0	685	500	100	100	100	100	100	185			794
3/17/0414/REM	Development in progress	N	29/03/2018	29/03/2021	Area 3, Land south of Hare Street Road	Buntingford	N	5.800	81	0	81	0	0	0	81	0	81	81	15	40	26					81	
3/20/1950/FUL	Development in progress	N	24/06/2022	24/06/2025	Land East Of, Aспенден Road,	Buntingford	N	0.734	23	0	23	5	0	5	18	0	18	18	18							23	
3/14/0504/PO; 3/14/1386/FP	Development in progress	N	29/04/2014	30/05/2016	Yeomans Court, Ware Road	Hertford	Y	6.9	25	0	25	11	0	11	14	0	14	14	7	7						25	
3/16/1228/FUL	Development in progress	N	31/03/2017	31/03/2020	Elbert Wurlings, Pegs Lane	Hertford	Y	0.065	14	1	13	0	1	-1	14	0	14	14		7	7					13	
3/19/2614/FUL	Development in progress	N	06/11/2020	06/11/2023	Bircherley Green Shopping Centre Hertford	Hertford	Y	1.020	98	0	98	0	0	0	98	0	98	98	20	50	28					98	
3/18/2465/OUT	Development in progress	Y	18/03/2020	18/03/2023	(HERT2) Land East Of, Marshgate Drive,	Hertford	Y	3.500	375	0	375	0	0	0	375	0	375	375		75	100	100	100			375	
3/18/2798/FUL	Development in progress	N	09/11/2020	09/11/2023	Bluecoat House, 9 Bluecoats Avenue,	Hertford	Y	0.080	15	0	15	0	0	0	15	0	15	15	15							15	
3/20/1953/FUL	Development in progress	N	18/11/2021	18/11/2024	Scott House, Hagsdell Road,	Hertford	Y	0.512	15	0	15	0	0	0	15	0	15	15	15							15	
3/19/1024/FUL	Development in progress	Y	31/07/2020	31/07/2023	(HERT3) Land West Of, Thieves Lane,	Hertford	N	8.877	254	0	254	136	0	136	118	0	118	118	60	58						254	
3/20/0897/FUL	Development in progress	Y	28/06/2021	28/06/2024	Hertford Mill Site, Tamworth Road,	Hertford	Y	0.850	49	0	49	0	0	0	49	0	49	49	15	19	15					49	
3/20/1931/FUL	Detailed permission not started	N	27/09/2021	27/09/2024	Gates Of Hertford, Gascoyne Way, Hertford,	Hertford	Y	0.320	10	0	10	0	0	0	10	0	10	10		10						10	
3/20/1563/FUL	Development in progress	Y	24/06/2021	24/06/2024	Land West Of Mangrove Road (HERT5),	Hertford	N	4.870	68	0	68	31	0	31	37	0	37	37	37							68	
3/21/0625/ODPN	Detailed permission not started	N	16/07/2021	16/07/2024	1-3 And 10-18, Foxholes Business Park, Watermark Way	Hertford	Y	0.445	32	0	32	0	0	0	32	0	32	32		15	17					32	
3/18/1760/FUL	Development in progress	Y	27/03/2020	27/03/2023	(SAWB2) Land North Of, West Road,	Sawbridgeworth	N	6.100	140	0	140	90	0	90	50	0	50	50	50								140
3/18/1523/FUL	Development in progress	Y	16/01/2020	16/01/2023	(SAWB3) Land At Chalks Farm, South Of West Road,	Sawbridgeworth	N	9.800	200	0	200	123	0	123	77	0	77	77	50	27							200
3/20/0461/ODPN	Detailed permission not started	N	28/10/2020	28/10/2023	Mill Studio Business Centre, Crane Mead	Ware	Y	0.560	45	0	45	0	0	0	45	0	45	45		5	20	20				45	
3/21/0498/FUL	Detailed permission not started	N	31/03/2023	31/03/2026	Church Farm, Moor Green Road, Ardeley, SG2 7AH	Ardeley	Y	1.045	21	0	21	0	0	0	21	0	21	21	21							21	
3/20/2255/REM	Detailed permission not started	N	24/09/2021	24/09/2024	Land At Gosmore Paddock, Hebing End	Benington	N	1.000	13	0	13	0	0	0	13	0	13	13		7	6					13	

Planning Application Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction permitted / allocated	Number expected to be completed in Years 1-5	2023/24	2024/25	2025/26	2026/27	2027/28	2028-33	2033-2038	Total Identified Supply	
3/19/2211/FUL	Detailed permission not started	N	08/07/2021	08/07/2024	Land at Home Farm, Munden Road, Dane End,	Dane End	Y	1.600	26	0	26	0	0	0	26	0	26	26			12	14					26
3/15/0260/FUL	Development in progress	N	14/06/2017	14/06/2019	Well House, Acorn Street	Hunsdon	Y	0.914	12	1	11	0	1	-1	12	0	12	12	6	6							11
3/18/0329/FUL	Development in progress	N	03/10/2019	03/10/2022	Great Hadham Golf And Country Club, Great Hadham Road	Much Hadham	Y	1.5	26	0	26	19	0	19	7	0	7	7	7								26
3/19/0118/OUT; 3/21/2939/REM	Development in progress	Y	18/12/2020	18/12/2023	Land East Of Stevenage, (EOS1) Gresley Way,	Stevenage	N	37.218	712	0	712	0	0	0	712	0	712	400		100	100	100	100	312		712	
3/18/2454/FUL	Development in progress	N	11/01/2019	11/01/2022	Ash View Nursing Home, Ware Road	Widford	Y	0.100	11	0	11	0	0	0	11	0	11	11		5	6						11
Deliverable Part a: Non-Major Development																											
3/21/1197/FUL	Development in progress	N	13/12/2021	13/12/2024	4 - 6 South Street	Bishop's Stortford	Y	0.04	4	0	4	0	0	0	4	0	4	4	4								4
3/17/0350/FUL	Development in progress	N	15/01/2018	15/01/2021	61 Hadham Road, Bishops Stortford	Bishop's Stortford	Y	0.07	9	0	9	0	0	0	9	0	9	9	4	5							9
3/20/0734/FUL	Development in progress	N	08/10/2020	08/10/2023	First floor, 25-27 Hockerill Street,	Bishop's Stortford	Y	0.02	5	0	5	4	0	4	1	0	1	1	1								5
3/22/0346/FUL	Detailed permission not started	N	08/03/2023	08/03/2026	Thorley Place, Thorley Lane East, Thorley, Bishops Stortford, CM23 4BH	Bishop's Stortford	Y	0.55	9	1	8	0	0	0	9	1	8	8	-1	5	4						8
3/22/2305/VAR	Detailed permission not started	N	14/03/2023	14/03/2026	Land Adjacent, Farnham Road, Bishops Stortford	Bishop's Stortford	Y	0.040	9	0	9	0	0	0	9	0	9	9	1	4	4						9
3/22/1223/ARPN	Detailed permission not started	N	04/08/2022	04/08/2025	Owles Farm, Owles Lane, SG9 9PL	Buntingford	N	0.109	5	0	5	0	0	0	5	0	5	5		5							5
3/21/1656/FUL	Development in progress	N	02/12/2021	02/12/2024	8-12 Railway Street	Hertford	Y	0.020	6	0	6	0	0	0	6	0	6	6	6								6
3/21/0881/ODPN	Detailed permission not started	N	19/01/2022	19/01/2025	Pimlico House, Gascoyne Way, Hertford,	Hertford	Y	0.051	5	0	5	0	0	0	5	0	5	5		5							5
3/22/1491/FUL	Detailed permission not started	N	05/12/2022	05/12/2025	Tooke House, 20 Bull Plain, Hertford, SG14 1DT	Hertford	Y	0.019	5	0	5	0	0	0	5	0	5	5		5							5
3/22/0914/VAR	Development in progress	N	19/10/2022	19/10/2025	Tree Heritage, North Road, Hertford, SG14	Hertford	Y	1.100	5	0	5	0	0	0	5	0	5	5	1	2	2						5
3/21/1178/FUL	Detailed permission not started	N	10/10/2022	10/10/2025	Land At Railway Meadow, London Road, Spellbrook, Sawbridgeworth, CM23 4AU	Sawbridgeworth	N	0.450	7	0	7	0	0	0	7	0	7	7	2	5							7
3/21/2548/FUL	Detailed permission not started	N	23/11/2022	23/11/2025	36 And 38 Crib Street, Ware, SG12 9EZ	Ware	Y	0.090	6	0	6	0	0	0	6	0	6	6	6								6
3/22/1955/FUL	Detailed permission not started	N	12/12/2022	12/12/2025	Land At The Stables, Lower Hatfield Road, Bayford, SG13 8LB	Bayford	Y	0.090	7	0	7	0	0	0	7	0	7	7	7								7
3/20/0930/FUL	Detailed permission not started	N	21/07/2020	21/07/2023	20, Bury Lane Bramfield	Bramfield	Y	0.160	6	0	6	0	0	0	6	0	6	6		3	3						6
3/17/1493/FUL	Development in progress	N	31/10/2017	31/10/2020	Ford Street Farm, 7 Ford Street, Braughing	Braughing	N	0.371	7	0	7	0	0	0	7	0	7	7	7								7
3/20/0793/FUL	Detailed permission not started	N	07/02/2023	07/02/2026	Land North Of Malting Lane, Braughing, SG11 2QZ	Braughing	N	0.550	9	0	9	0	0	0	9	0	9	9	4	5							9
3/20/1648/FUL	Detailed permission not started	N	01/02/2021	01/02/2024	Monks Green Farm, Mangrove Lane,	Brickendon	N	0.328	4	0	4	0	0	0	4	0	4	4	2	2							4
3/18/0656/FUL	Development in progress	N	17/07/2018	17/07/2021	1 - 4 Peasecroft, Cottered	Cottered	Y	0.180	7	4	3	0	4	-4	7	0	7	7	3	4							3

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3/19/1503/VAR	Detailed permission not started	N	25/11/2020	25/11/2023	Bury Farm House, Great Hornead	Great Hornead	N	0.668	7	0	7	0	0	0	7	0	7	7	1	6						7	
3/19/1569/ARPN	Development in progress	N	17/09/2019	17/09/2022	Moles Farm, Hebing End,	Hebing End	Y	0.127	5	0	5	0	0	0	5	0	5	5	3	2						5	
3/18/0540/FUL	Development in progress	N	03/08/2018	03/08/2021	Ashcroft Farm, Stortford Road, Little Hadham	Little Hadham	N	0.917	8	0	8	3	0	3	5	0	5	5	5							8	
3/22/1377/ARPN	Detailed permission not started	N	24/08/2022	24/08/2025	Chaldean Farm, Bromley Lane, Much Hadham, SG10 6HU	Much Hadham	N	0.068	5	0	5	0	0	0	5	0	5	5	5							5	
3/19/1689/FUL	Development in progress	N	07/11/2019	07/11/2022	Land West Of, Hoddesdon Road, St Margaretsbury,	Stanstead Abbots and St Margarets	Y	0.429	8	0	8	0	0	0	8	0	8	8	1	4	3					8	
3/20/1370/FUL	Development in progress	N	15/01/2021	15/01/2024	Land Adjacent To Elm Trees, Thorley Street	Thorley	n/a	0.297	5	0	5	0	0	0	5	0	5	5	2	3						5	
Deliverable Part a: Non Major Development (Below 5 dwellings)																											
3/07/1719/FP	Development in progress	N	08/10/2007	08/10/2010	72 South Street	Bishop's Stortford	Y	0.022	3	0	3	2	0	2	1	0	1	1	1								3
3/11/0441/FP	Development in progress	N	09/05/2011	09/05/2014	79 Haymeads Lane	Bishop's Stortford	Y	0.400	4	1	3	2	1	1	2	0	2	2	2								3
3/16/1076/VAR	Development in progress	N	04/04/2012	04/04/2015	R/O 35 London Road	Bishop's Stortford	N	0.023	2	0	2	0	0	0	2	0	2	2	2								2
3/12/0198/FP	Development in progress	N	26/07/2004	26/07/2009	13 Elizabeth Road	Bishop's Stortford	Y	0.048	2	1	1	0	0	0	2	1	1	1	1								1
3/04/1461/FP	Development in progress	N	21/10/2004	21/10/2009	9-11 Northgate End	Bishop's Stortford	Y	0.009	2	1	1	0	1	-1	2	0	2	2	2								1
3/13/1723/PO	Development in progress	N	18/11/2013	30/05/2016	Thorley Wash Barns	Bishop's Stortford	Y	0.146	3	0	3	0	0	0	3	0	3	3	3								3
3/17/0652/FUL	Development in progress	N	09/11/2017	09/11/2020	10A Southmill Road, Bishops Stortford	Bishop's Stortford	Y	0.100	1	0	1	0	0	0	1	0	1	1	1								1
3/17/2560/FUL	Development in progress	N	08/12/2017	08/12/2020	1-3 Kingsmead Road, Bishops Stortford	Bishop's Stortford	Y	0.120	4	2	2	2	2	0	2	0	2	2	2								2
3/14/0395/FP	Development in progress	N	08/05/2017	08/05/2020	The Old Lime Works, Farnham Road	Bishop's Stortford	Y	3.430	1	0	1	0	0	0	1	0	1	1	1								1
3/17/1662/FUL	Development in progress	N	15/08/2018	15/08/2021	8 Maple Avenue, Bishops Stortford	Bishop's Stortford	Y	0.300	2	1	1	1	1	0	1	0	1	1	1								1
3/18/1632/FUL	Development in progress	N	07/09/2018	07/09/2021	96A And 96B Hadham Road	Bishop's Stortford	Y	0.300	1	0	1	0	0	0	1	0	1	1	1								1
3/18/0638/ODPN	Development in progress	N	11/05/2018	11/05/2021	The Old Bakery, 13B London Road,	Bishop's Stortford	Y	0.006	3	0	3	0	0	0	3	0	3	3	3								3
3/19/0516/FUL	Detailed permission not started	N	14/05/2019	14/05/2022	87 Rye Street, Bishops Stortford,	Bishop's Stortford	Y	0.110	2	1	1	0	0	0	2	1	1	1	-1	2							1
3/20/0365/FUL	Development in progress	N	10/09/2020	10/09/2023	Ground Floor 25-27 Hockerill Street,	Bishop's Stortford	Y	0.026	1	0	1	0	0	0	1	0	1	1	1								1
3/20/0384/FUL	Detailed permission not started	N	04/05/2020	04/05/2023	17 Avenue Road, Bishops Stortford,	Bishop's Stortford	Y	0.269	2	1	1	0	0	0	2	1	1	1	-1	1	1						1
3/20/2471/FUL	Detailed permission not started	N	06/08/2021	06/08/2024	Land To The Rear Of Abbeyfield House, Cricketfield Lane,	Bishop's Stortford	Y	0.020	1	0	1	0	0	0	1	0	1	1	1								1
3/20/2551/FUL	Detailed permission not started	N	29/11/2021	29/11/2024	10-12 Potter Street, Bishops Stortford,	Bishop's Stortford	Y	0.010	4	0	4	0	0	0	4	0	4	4	2	2							4
3/21/1033/FUL	Detailed permission not started	N	02/07/2021	02/07/2024	84 - 86, South Street, Bishops Stortford,	Bishop's Stortford	Y	0.014	2	0	2	0	0	0	2	0	2	2	2								2
3/21/1138/ODPN	Development in progress	N	24/06/2021	24/06/2024	13A Apton Road, Bishops Stortford,	Bishop's Stortford	Y	0.025	3	0	3	2	0	2	1	0	1	1	1								3
3/21/1611/FUL	Detailed permission not started	N	09/03/2022	09/03/2025	192, Stansted Road, Bishops Stortford,	Bishop's Stortford	Y	0.162	4	1	3	0	0	0	4	1	3	3	-1	2	2						3
3/21/1875/FUL	Detailed permission not started	N	29/12/2021	29/12/2024	15, Goldings, Bishops Stortford,	Bishop's Stortford	Y	0.010	2	1	1	0	0	0	2	1	1	1	-1	2	2						1

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3/21/2803/FUL	Detailed permission not started	N	11/02/2022	11/02/2025	32, Nightingales, Bishops Stortford,	Bishop's Stortford	Y	0.005	2	1	1	0	0	0	2	1	1	1								1
3/21/1646/FUL	Detailed permission not started	N	03/05/2022	03/05/2025	28 Windhill, Bishops Stortford, CM23 2NG	Bishop's Stortford	Y	0.160	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/21/2124/OUT	Detailed permission not started	N	15/12/2022	15/12/2025	Land adjacent to, 7 Robert Wallace Close And The	Bishop's Stortford	Y	0.025	1	0	1	0	0	0	1	0	1	1	1							1
3/21/2246/FUL	Detailed permission not started	N	29/04/2022	29/04/2025	7C, Northgate End, Bishops Stortford, CM23 2ET	Bishop's Stortford	Y	0.009	1	0	1	0	0	0	1	0	1	1	1							1
3/21/2887/FUL	Detailed permission not started	N	30/11/2022	30/11/2025	Carlton House, Bells Hill, Bishops Stortford, CM23	Bishop's Stortford	Y	0.020	2	0	2	0	0	0	2	0	2	2	2							2
3/22/0179/FUL	Detailed permission not started	N	01/04/2022	01/04/2025	11, Boyd Close, Bishops Stortford, CM23 5EG	Bishop's Stortford	Y	0.009	2	1	1	0	0	0	2	1	1	1	-1	2						1
3/22/0196/FUL	Detailed permission not started	N	03/11/2022	03/11/2025	30, Kingsbridge Road, Bishops Stortford, CM23	Bishop's Stortford	N	0.019	1	0	1	0	0	0	1	0	1	1	1							1
3/22/0222/COMPN	Detailed permission not started	N	05/04/2022	05/04/2025	87-89, South Street, Bishops Stortford, CM23	Bishop's Stortford	Y	0.030	3	0	3	0	0	0	3	0	3	3	1	2						3
3/22/0253/COMPN	Detailed permission not started	N	04/04/2022	04/04/2025	1, Northgate End, Bishops Stortford, CM23 2ET	Bishop's Stortford	Y	0.010	2	0	2	0	0	0	2	0	2	2	2							2
3/22/0382/FUL	Detailed permission not started	N	14/04/2022	14/04/2025	23, Northgate End, Bishops Stortford, CM23 2ET	Bishop's Stortford	Y	0.008	2	1	1	0	0	0	2	1	1	1	-1	2						1
3/22/0459/FUL	Detailed permission not started	N	17/03/2023	17/03/2026	Land At Redvers Close, Bishops Stortford, CM23	Bishop's Stortford	N	0.016	1	0	1	0	0	0	1	0	1	1		1						1
3/22/0564/FUL	Detailed permission not started	N	23/05/2022	23/05/2025	142 South Street, Bishops Stortford, CM23 3BQ	Bishop's Stortford	Y	0.013	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/22/1863/FUL	Detailed permission not started	N	31/10/2022	31/10/2025	2 Stafford House, Havers Lane, Bishops Stortford,	Bishop's Stortford	Y	0.020	2	1	1	0	0	0	2	1	1	1	-1	1	1					1
3/22/2022/COMPN	Detailed permission not started	N	11/11/2022	11/11/2025	16 Church Street, Bishops Stortford, CM23 2LY	Bishop's Stortford	Y	0.030	1	0	1	0	0	0	1	0	1	1	1							1
3/22/2411/FUL	Development in progress	N	10/02/2023	10/02/2026	19 Norfolk Way, Bishops Stortford, CM23 3PN	Bishop's Stortford	Y	0.010	1	0	1	0	0	0	1	0	1	1	1							1
3/22/2412/FUL	Detailed permission not started	N	16/01/2023	16/01/2026	1 Boundary Road, Bishops Stortford, CM23 5LE	Bishop's Stortford	Y	0.061	2	1	1	0	0	0	2	1	1	1	-1	1	1					1
3/21/0459/ARPN	Detailed permission not started	N	28/04/2021	28/04/2024	North End Farm, Hare Street,	Buntingford	N	0.010	1	0	1	0	0	0	1	0	1	1		1						1
3/22/2309/FUL	Detailed permission not started	N	15/03/2023	15/03/2026	Land Rear Of 19A And 19B Paddock rd, Buntingford, SG9 9EX	Buntingford	N	0.017	1	0	1	0	0	0	1	0	1	1		1						1
3/21/0908/FUL	Detailed permission not started	N	31/10/2022	31/10/2025	Knights Hill Farm, Westmill, Buntingford, SG9 9LX	Buntingford	N	0.010	1	0	1	0	0	0	1	0	1	1		1						1
3/21/1791/FUL	Detailed permission not started	N	07/03/2023	07/03/2026	Knights Hill Farm, Westmill, Buntingford, SG9 9LX	Buntingford	N	1.100	4	0	4	0	0	0	4	0	4	4		2	2					4
3/21/1936/FUL	Detailed permission not started	N	10/08/2022	10/08/2025	Hare Street House The Chapel, Hare Street, Buntingford, SG9 0DY	Buntingford	Y	0.106	1	0	1	0	0	0	1	0	1	1		1						1
3/21/2977/FUL	Detailed permission not started	N	07/02/2023	07/02/2026	Meesden Bury Farm, Meesden Bury Farm, Buntingford, SG9 0AY	Buntingford	N	0.110	3	0	3	0	0	0	3	0	3	3			3					3
3/21/3089/FUL	Detailed permission not started	N	31/10/2022	31/10/2025	Prestwick, Ermine Street, Buntingford, SG9 9RT	Buntingford	Y	0.210	4	0	4	0	0	0	4	0	4	4		2	2					4
3/22/1887/ARPN	Detailed permission not started	N	24/10/2022	24/10/2025	Coles Green Farm, Throcking Road, SG9 9RB	Buntingford	N	0.018	2	0	2	0	0	0	2	0	2	2		2						2

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3/13/1679/FP	Development in progress	N	13/11/2013	13/11/2016	5-7 Parliament Square	Hertford	Y	0.015	3	0	3	0	0	0	3	0	3	3	3							3
3/12/1352/FN	Development in progress	N	12/10/2012	12/10/2015	22-24 St Andrew Street	Hertford	Y	0.022	3	1	2	0	0	0	3	1	2	2	2							2
3/19/2036/FUL	Development in progress	N	05/12/2019	05/12/2022	77-79 Ware Road, Hertford,	Hertford	N	0.070	1	1	0	0	1	-1	1	0	1	1	1							0
3/20/1093/FUL	Detailed permission not started	N	07/08/2020	07/08/2023	17, Bengeo Street	Hertford	Y	0.030	1	0	1	0	0	0	1	0	1	1			1					1
3/20/2177/FUL	Detailed permission not started	N	15/01/2021	15/01/2024	Land Rear Of 22 & 24, Carde Close,	Hertford	N	0.071	2	0	2	0	0	0	2	0	2	2			2					2
3/20/2354/FUL	Development in progress	N	17/02/2021	17/02/2024	46-48, St Andrew Street	Hertford	Y	0.010	1	0	1	0	0	0	1	0	1	1	1							1
3/20/2511/RDPN	Detailed permission not started	N	04/02/2021	04/02/2024	13, Dicker Mill,	Hertford	Y	0.009	2	0	2	0	0	0	2	0	2	2			2					2
3/21/0205/FUL	Detailed permission not started	N	26/03/2021	26/03/2024	80, Fore Street,	Hertford	Y	0.015	1	0	1	0	0	0	1	0	1	1			1					1
3/21/0457/FUL	Detailed permission not started	N	26/07/2021	26/07/2024	3, Market Place, Hertford,	Hertford	Y	0.012	1	0	1	0	0	0	1	0	1	1			1					1
3/21/0479/FUL	Detailed permission not started	N	22/03/2022	22/03/2025	Land Adj 7, Hillside Terrace	Hertford	Y	0.039	1	0	1	0	0	0	1	0	1	1			1					1
3/21/1306/FUL	Development in progress	N	12/11/2021	12/11/2024	5A, The Avenue, Hertford	Hertford	Y	0.150	1	1	0	0	1	-1	1	0	1	1	1							0
3/21/1717/FUL	Detailed permission not started	N	03/03/2022	03/03/2025	The Limes, 8 North Road,	Hertford	Y	0.100	2	0	2	0	0	0	2	0	2	2			2					2
3/21/2014/FUL	Detailed permission not started	N	20/01/2022	20/01/2025	Land adj, 8 St Johns Street, Hertford,	Hertford	Y	0.010	1	0	1	0	0	0	1	0	1	1			1					1
3/21/3159/FUL	Development in progress	N	31/03/2022	31/03/2025	Scott House, Hagsdell Road, Hertford	Hertford	Y	0.065	2	0	2	0	0	0	2	0	2	2	2							2
3/20/1652/FUL	Detailed permission not started	N	21/07/2021	21/07/2024	41-43, St Andrew Street, Hertford, SG14 1HZ	Hertford	Y	0.081	2	0	2	0	0	0	2	0	2	2	2							2
3/21/0115/FUL	Detailed permission not started	N	01/12/2022	01/12/2025	The Two Brewers, 30 - 32 Port Vale, Hertford, SG14 3AB	Hertford	Y	0.017	2	1	1	0	0	0	2	1	1	1	-1	2						1
3/21/2821/FUL	Detailed permission not started	N	24/02/2023	24/02/2026	7, Cowbridge, Hertford, SG14 1PG	Hertford	Y	0.010	1	0	1	0	0	0	1	0	1	1			1					1
3/22/0282/FUL	Detailed permission not started	N	12/01/2023	12/01/2026	15C St Andrew Street, Hertford, SG14 1HZ	Hertford	Y	0.030	2	0	2	0	0	0	2	0	2	2			2					2
3/22/0831/FUL	Detailed permission not started	N	14/07/2022	14/07/2025	2B Priory Street, Hertford, SG14 1RN	Hertford	N/A	0.008	2	0	2	0	0	0	2	0	2	2	2							2
3/22/0273/ARPN	Development in progress	N	11/04/2022	11/04/2025	Land R/O Bury Bungalow 282, Heringfordbury	Hertford	N	0.030	1	0	1	0	0	0	1	0	1	1	1							1
3/22/0295/FUL	Detailed permission not started	N	28/02/2023	28/02/2026	Waterford Common Cottage, Vicarage Lane, SG14 2QA	Hertford	Y	0.354	1	1	0	0	0	0	1	1	0	0	0	-1	1					0
3/23/0092/FUL	Detailed permission not started	N	17/03/2023	17/03/2026	5 Goldings Lane, Waterford, SG14 2PT	Hertford	Y	0.100	1	0	1	0	0	0	1	0	1	1			1					1
3/23/0172/ARPN	Detailed permission not started	N	21/03/2023	21/03/2026	Springle House, Springle Lane, Hailey, SG13 7NZ	Hertford	N	0.048	1	0	1	0	0	0	1	0	1	1	1							1
3/17/2296/FUL	Development in progress	N	27/11/2017	27/11/2020	3 Duckling Lane	Sawbridgeworth	Y	0.003	1	0	1	0	0	0	1	0	1	1	1							1
3/16/2193/OUT	Detailed permission not started	N	17/11/2016	17/11/2019	R/O, 59 West Road	Sawbridgeworth	N	0.030	1	0	1	0	0	0	1	0	1	1			1					1
3/20/0322/FUL	Development in progress	N	30/11/2020	30/11/2023	1st floor, 50 Bell Street,	Sawbridgeworth	Y	0.006	1	0	1	0	0	0	1	0	1	1	1							1
3/19/0406/FUL	Development in progress	N	02/10/2019	02/10/2022	Land Adj The Chestnuts Redricks Lane,	Sawbridgeworth	Y	0.140	1	0	1	0	0	0	1	0	1	1	1							1
3/21/0893/FUL	Detailed permission not started	N	23/12/2021	23/12/2024	7 Pishiobury Drive	Sawbridgeworth	Y	0.250	1	1	0	0	0	0	1	1	0	0	-1			1				0

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3/21/0926/OUT	Detailed permission not started	N	13/10/2021	13/10/2024	Land Adjacent To Weeping Ash 4, High Wych Road,	Sawbridgeworth	N	0.200	1	0	1	0	0	0	1	0	1	1			1					1
3/21/1157/FUL	Development in progress	N	05/01/2022	05/01/2025	Land adjacent, 15 Bullfields, Sawbridgeworth,	Sawbridgeworth	Y	0.019	1	0	1	0	0	0	1	0	1	1		1						1
3/21/2786/FUL	Detailed permission not started	N	08/03/2022	08/03/2025	6, Springhall Road, Sawbridgeworth,	Sawbridgeworth	Y	0.075	2	0	2	0	0	0	2	0	2	2			2					2
3/21/2903/COMP	Development in progress	N	26/01/2022	26/01/2025	35 Bell Street, Sawbridgeworth,	Sawbridgeworth	Y	0.010	1	0	1	0	0	0	1	0	1	1			1					1
3/21/1059/ARPN	Detailed permission not started	N	16/06/2021	16/06/2024	Gleenleys, Slough Road, Allens Green	Sawbridgeworth	N	0.017	1	0	1	0	0	0	1	0	1	1		1						1
3/21/0777/FUL	Detailed permission not started	N	27/09/2022	27/09/2025	1, Bullfields, Sawbridgeworth, CM21 9DB	Sawbridgeworth	Y	0.050	4	1	3	0	0	0	4	1	3	3	-1	2	2					3
3/22/0211/FUL	Detailed permission not started	N	04/11/2022	04/11/2025	Land adj, 25 Vantorts Road, Sawbridgeworth, CM21 9NA	Sawbridgeworth	N	0.100	1	0	1	0	0	0	1	0	1	1	1							1
3/22/0280/FUL	Detailed permission not started	N	15/12/2022	15/12/2025	Land between 136 and 130, Sheering Mill Lane, Sawbridgeworth, CM21 9ND	Sawbridgeworth	Y	0.037	1	0	1	0	0	0	1	0	1	1	1							1
3/22/1050/FUL	Detailed permission not started	N	16/12/2022	16/12/2025	17 Cambridge Road, Sawbridgeworth, CM21 9JP	Sawbridgeworth	Y	0.103	2	0	2	0	0	0	2	0	2	2	2							2
3/23/0121/COMP	Detailed permission not started	N	13/03/2023	13/03/2026	35 - 37 Bell Street, Sawbridgeworth, CM21 9AR	Sawbridgeworth	Y	0.020	3	0	3	0	0	0	3	0	3	3	1	2						3
3/22/2500/VAR	Development in progress	N	16/02/2023	16/02/2026	The Colt, Redricks Lane, CM21 0RL	Sawbridgeworth	N	0.270	2	0	2	0	0	0	2	0	2	2	1	1						2
3/22/0289/FUL	Detailed permission not started	N	03/05/2022	03/05/2025	Land Off Spellbrook Lane West, CM23 4AY	Sawbridgeworth	N	0.200	2	0	2	0	0	0	2	0	2	2			2					2
3/06/0110/FP	Development in progress	N	04/05/2006	04/05/2009	22 Baldock Street	Ware	Y	0.035	4	0	4	3	0	3	1	0	1	1	1							4
3/19/1421/FUL	Development in progress	N	09/09/2019	09/09/2022	Pomarium, Ware Park,	Ware	Y	0.081	1	0	1	0	0	0	1	0	1	1	1							1
3/21/2879/FUL	Detailed permission not started	N	04/02/2022	04/02/2025	34 Queens Road	Ware	Y	0.037	2	1	1	0	0	0	2	1	1	1		-1	2					1
3/20/2014/ODPN	Development in progress	N	09/12/2020	09/12/2023	Nelson Court, Gladstone Road, SG12 0AG	Ware	Y	0.012	3	0	3	0	0	0	3	0	3	3	3							3
3/21/2809/FUL	Detailed permission not started	N	28/10/2022	28/10/2025	2-4, 2-4 Star Street, Ware, SG12 7AA	Ware	Y	0.050	3	1	2	0	0	0	3	1	2	2	-1	3						2
3/22/0173/FUL	Detailed permission not started	N	01/06/2022	01/06/2025	Coronation Hall, Coronation Road, SG12 9DX	Ware	Y	0.009	1	1	0	0	0	0	1	1	0	0	0	-1	1					0
3/22/0266/FUL	Detailed permission not started	N	11/11/2022	11/11/2025	Land R/O The Victoria Public House, 2-4 Star Street, SG12 7AA	Ware	Y	0.038	3	0	3	0	0	0	3	0	3	3		3						3
3/22/2462/FUL	Detailed permission not started	N	07/03/2023	07/03/2026	Round House Lodge, High Oak Road, SG12 7PR	Ware	Y	0.320	1	1	0	0	0	0	1	1	0	0	0	-1	1					0
3/18/1199/FUL	Development in progress	N	29/03/2019	29/03/2022	High Hall Barn, Clappgate	Albury	N	0.300	2	0	2	1	0	1	1	0	1	1	1							2
3/20/1501/ARPN	Detailed permission not started	N	29/09/2020	29/09/2023	Albury Hall Farm, Road From Church End To The Pleasants, Albury Hall Park,	Albury	Y	0.024	1	0	1	0	0	0	1	0	1	1		1						1
3/21/0490/FUL	Detailed permission not started	N	23/03/2022	23/03/2025	Upwick Hall, Upwick Green Albury,	Albury	Y	0.065	3	1	2	0	0	0	3	1	2	2	-1		3					2

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3/17/2822/FUL	Development in progress	N	29/09/2020	29/09/2023	Land adj Spring Grange, Wood End	Ardeley	Y	0.175	2	0	2	0	0	0	2	0	2	2	2							2
3/18/1123/FUL	Development in progress	N	22/08/2018	22/08/2021	The Annexe, The Lodge, Dene Lane	Aston	Y	0.100	1	0	1	0	0	0	1	0	1	1	1							1
3/21/1165/ARPN	Detailed permission not started	N	28/06/2021	28/06/2024	Holbrook Farm, Benington Road,	Aston	N	0.007	1	0	1	0	0	0	1	0	1	1			1					1
3/20/1155/FUL	Detailed permission not started	N	01/06/2021	01/06/2024	10 Benington Road, SG2 7DX	Aston	N	0.310	4	0	4	0	0	0	4	0	4	4		4						4
3/21/2348/OUT	Detailed permission not started	N	16/11/2022	16/11/2025	Land adj to no. 23, Tattlers Lane, Aston End, SG2 7HL	Aston	N/A	0.100	1	0	1	0	0	0	1	0	1	1				1				1
3/22/2639/FUL	Detailed permission not started	N	07/03/2023	07/03/2026	Land Adjacent 1A Stringers Lane, Aston, Stevenage, SG2 7EF	Aston	N/A	0.190	1	0	1	0	0	0	1	0	1	1		1						1
3/23/0096/ARPN	Detailed permission not started	N	08/03/2023	08/03/2026	Brook Hall Farm, 86 Long Lane, SG2 7HE	Aston	N/A	0.020	1	0	1	0	0	0	1	0	1	1	1							1
3/13/1815/FP	Development in progress	N	03/12/2013	03/12/2016	Ashdene Stud, White Stubbs Lane	Bayford	N	0.260	1	1	0	0	1	-1	1	0	1	1	1							0
3/18/0002/ARPN	Development in progress	N	21/02/2018	21/02/2021	Flanbury Oaks Adjacent To Buck Warren, Ashdene Road	Bayford	Y	0.013	1	0	1	0	0	0	1	0	1	1	1							1
3/19/2571/FUL	Detailed permission not started	N	14/08/2020	14/08/2023	Barnes Hall Manor, White Stubbs Lane,	Bayford	Y	0.552	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/22/1819/FUL	Detailed permission not started	N	09/02/2023	09/02/2026	The Cabin Birch Farm, White Stubbs Lane, EN10 7QA	Bayford	Y	0.240	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/21/1839/FUL	Detailed permission not started	N	06/05/2022	06/05/2025	Birch Farm Cottage, White Stubbs Lane, EN10 7QA	Bayford	Y	0.080	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/21/2564/FUL	Detailed permission not started	N	13/01/2023	13/01/2026	Tudor Manor Stable, White Stubbs Lane, SG13 8QA	Bayford	Y	0.250	1	0	1	0	0	0	1	0	1	1		1						1
3/22/1237/FUL	Detailed permission not started	N	03/03/2023	03/03/2026	Land between 14 Willow Corner and The Old Vicarage, Well Row, SG13 8PW	Bayford	N	0.100	1	0	1	0	0	0	1	0	1	1		1						1
3/22/1728/FUL	Detailed permission not started	N	11/11/2022	11/11/2025	Place Farm, Bayford Green, SG13 8PU	Bayford	N	0.010	1	0	1	0	0	0	1	0	1	1		1						1
3/20/0509/FUL	Detailed permission not started	N	19/06/2020	19/06/2023	Lingfields, Whempstead Road	Benington	Y	0.750	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/21/1805/FUL	Detailed permission not started	N	27/01/2023	27/01/2026	1 Whempstead Road, Benington, Stevenage, SG2 7BX	Benington	Y	0.120	2	1	1	0	0	0	2	1	1	1		-1	2					1
3/21/3072/FUL	Detailed permission not started	N	20/12/2022	20/12/2025	Bailiffs Cottage, 5 Benington Park Farm, Benington, SG2 7BU	Benington	Y	0.280	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/22/0639/FUL	Detailed permission not started	N	18/08/2022	18/08/2025	68, Whempstead Road, SG2 7DE	Benington	Y	0.233	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/20/1430/FUL	Detailed permission not started	N	18/03/2021	18/03/2024	Land Adjacent To 25, Birch Green,	Birch Green	Y	0.045	1	0	1	0	0	0	1	0	1	1		1						1
3/20/0189/OUT	Detailed permission not started	N	12/01/2021	01/04/2024	Rear Of 19 Winding Shott,	Bramfield	N	0.035	1	0	1	0	0	0	1	0	1	1		1						1

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3/16/1317/FUL	Detailed permission not started	N	20/09/2016	21/09/2019	Land adj. Causeway House, 3 Church End	Braughing	N	0.240	1	0	1	0	0	0	1	0	1	1	1							1
3/19/1457/FUL	Development in progress	N	23/04/2020	23/04/2023	Land Adjacent To, 6 Pelham Road,	Braughing	n/a	0.129	4	0	4	0	0	0	4	0	4	4	2	2						4
3/21/1952/FUL	Detailed permission not started	N	10/02/2022	10/02/2025	Land At Causeway House	Braughing	Y	0.077	1	0	1	0	0	0	1	0	1	1		1						1
3/21/2655/FUL	Detailed permission not started	N	14/03/2022	14/03/2025	Garage At 26, Green End,	Braughing	Y	0.009	1	0	1	0	0	0	1	0	1	1		1						1
3/21/2109/OUT	Detailed permission not started	N	17/06/2022	17/06/2025	Pentlows Farmhouse, 23 The Street, Braughing, SG11 2QR	Braughing	Y	0.071	2	0	2	0	0	0	2	0	2	2	2							2
3/22/0512/FUL	Detailed permission not started	N	01/08/2022	01/08/2025	8, Hull Lane, Braughing, SG11 2PF	Braughing	Y	0.054	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/22/0995/FUL	Detailed permission not started	N	20/01/2023	20/01/2026	Braughing Methodist Church, The Street, Braughing, SG11 2RD	Braughing	Y	0.020	1	0	1	0	0	0	1	0	1	1		1						1
3/22/1136/FUL	Detailed permission not started	N	07/09/2022	07/09/2025	Bulls Farm, Duck Street, Little Horhead, SG9 0LZ	Braughing	N	0.050	1	0	1	0	0	0	1	0	1	1		1						1
3/11/1282/FP	Development in progress	N	12/10/2011	12/10/2014	Woodlands, Friars Road	Braughing Friars	Y	1.500	1	0	1	0	0	0	1	0	1	1	1							1
3/20/0333/FUL	Detailed permission not started	N	13/05/2020	13/05/2023	Stables Cottage, Brent Pelham,	Brent Pelham	Y	0.016	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/22/0960/ARPN	Detailed permission not started	N	28/06/2022	28/06/2025	Down Hall Farm, Pump Hill, SG9 0HG	Brent Pelham	N	0.289	4	0	4	0	0	0	4	0	4	4	4							4
3/20/0422/FUL	Detailed permission not started	N	17/12/2020	17/12/2023	Unit 1 And 2, Monks Green Farm Mangrove Lane,	Brickendon	N	0.048	2	0	2	0	0	0	2	0	2	2		1	1					2
3/21/0359/FUL	Detailed permission not started	N	16/12/2021	16/12/2024	Monks Green Farm, Mangrove Lane,	Brickendon	N	0.050	3	0	3	0	0	0	3	0	3	3			3					3
3/21/1211/ARPN	Detailed permission not started	N	02/07/2021	02/07/2024	Edwards Green Farm, Brickendon Lane,	Brickendon	N	0.007	1	0	1	0	0	0	1	0	1	1		1						1
3/20/1529/FUL	Detailed permission not started	N	03/03/2022	03/03/2025	Woodside, Broxbourne Common,	Broxbourne	Y	0.007	1	0	1	0	0	0	1	0	1	1		1						1
3/20/2602/FUL	Detailed permission not started	N	03/11/2021	03/11/2024	Land Adj To 8 White Horse, Lane Burnham Green,	Burnham Green	Y	0.054	1	0	1	0	0	0	1	0	1	1		1						1
3/06/0423/FP	Development in progress	N	26/04/2006	26/04/2009	Dowsetts Farm	Colliers End	N	0.468	2	0	2	0	0	0	2	0	2	2	2							2
3/11/1131/FP	Development in progress	N	17/08/2011	17/08/2014	Bancroft Farmhouse	Cottered	N	0.170	1	0	1	0	0	0	1	0	1	1	1							1
3/21/1487/PIP	Detailed permission not started	N	23/07/2021	23/07/2024	The Paddock, Warren Lane,	Cottered	Y	0.383	4	0	4	0	0	0	4	0	4	4			2	2				4
3/22/1817/FUL	Detailed permission not started	N	04/11/2022	04/11/2025	Rockleigh, Throcking Road, SG9 9RA	Cottered	Y	0.287	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/21/0276/FUL	Development in progress	N	02/07/2021	02/07/2024	The Haven, White Hill, Cromer	Cromer	Y	0.020	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/22/2551/ARPN	Detailed permission not started	N	26/01/2023	26/01/2026	Barn adj. to Forge Cottage, White Hill, Cromer, Stevenage, SG2 7QA	Cromer	N	0.060	1	0	1	0	0	0	1	0	1	1	1							1
3/08/0950/FP	Development in progress	N	30/07/2008	30/07/2011	2 Easington Road	Dane End	Y	0.045	2	1	1	0	0	0	2	1	1	1	1							1

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3/21/0211/FUL	Detailed permission not started	N	09/05/2022	09/05/2025	Gregorys Barns, Gregorys Farm, Dane End, SG12 0PH	Dane End	N	0.130	1	0	1	0	0	0	1	0	1	1	1								1
3/20/2170/FUL	Detailed permission not started	N	07/01/2021	07/01/2024	Land Adj Paynters House 2, Bury Lane Datchworth,	Datchworth	N	0.194	1	0	1	0	0	0	1	0	1	1		1							1
3/21/1925/FUL	Detailed permission not started	N	17/06/2022	17/06/2025	The Old Turkey Farm, Brookbridge Lane, Datchworth	Datchworth	N	0.071	1	0	1	0	0	0	1	0	1	1	1								1
3/21/2474/FUL	Detailed permission not started	N	30/09/2022	30/09/2025	Land Adjacent To 1, Coltsfoot Lane, Datchworth, SG3 6SB	Datchworth	Y	0.120	1	0	1	0	0	0	1	0	1	1		1							1
3/22/0701/OUT	Detailed permission not started	N	22/07/2022	22/07/2025	Land Fronting 111 Burnham Green Road(Between 109 And 113 Burnham Green Road), Burnham Green, AL6 0NH	Datchworth	N	0.133	1	0	1	0	0	0	1	0	1	1				1					1
3/22/0515/FUL	Detailed permission not started	N	21/10/2022	21/10/2025	Former Stables And Adj To, Eastwick Hall Lane, Eastwick	Eastwick	N	0.060	1	0	1	0	0	0	1	0	1	1				1					1
3/20/2017/FUL	Detailed permission not started	N	16/12/2020	16/12/2023	Dingley Dell, The Street, Furneux Pelham	Furneux Pelham	Y	0.166	1	1	0	0	0	0	1	1	0	0	0		-1	1					0
3/21/0100/FUL	Development in progress	N	18/03/2021	18/03/2024	Land Adjacent Village Hall, Parking Violets Lane	Furneux Pelham	n/a	0.061	1	0	1	0	0	0	1	0	1	1	1								1
3/21/0036/FUL	Detailed permission not started	N	16/12/2021	16/12/2024	Chapel House Barn, Tinkers Hall Farm,	Furneux Pelham	N	0.150	1	0	1	0	0	0	1	0	1	1		1							1
3/21/3166/FUL	Detailed permission not started	N	28/11/2022	28/11/2025	Land adj to The Hall, The Street, Furneux Pelham, SG9 0LD	Furneux Pelham	Y	0.053	1	0	1	0	0	0	1	0	1	1		1							1
3/22/0663/FUL	Detailed permission not started	N	19/01/2023	19/01/2026	Hixham Hall, Hixham Road, Furneux Pelham, SG9 0LR	Furneux Pelham	N	0.050	1	0	1	0	0	0	1	0	1	1		1							1
3/22/1995/FUL	Detailed permission not started	N	22/12/2022	22/12/2025	Glencol, Allens Meadow, The Wash, SG9 0JY	Furneux Pelham	Y	0.050	1	0	1	0	0	0	1	0	1	1	1								1
3/90/0594/FP	Development in progress	N	23/03/1991	23/09/1996	Van Hages Garden Centre, Amwell Hill	Great Amwell	Y	0.006	1	0	1	0	0	0	1	0	1	1	1								1
3/21/2836/FUL	Detailed permission not started	N	03/11/2022	03/11/2025	Land adj Sheepcote Farm, 11 Lower Road, Great Amwell, SG12 9SY	Great Amwell	N	0.057	1	0	1	0	0	0	1	0	1	1		1							1
3/22/0085/FUL	Detailed permission not started	N	17/06/2022	17/06/2025	Holly Gate Cauthery Lane, Great Amwell, Ware, SG12 9SN	Great Amwell	Y	0.202	1	1	0	0	0	0	1	1	0	0	-1	1							0
3/22/1062/FUL	Detailed permission not started	N	11/11/2022	11/11/2025	63, Lower Road, Great Amwell, SG12 9SZ	Great Amwell	Y	0.049	1	1	0	0	0	0	1	1	0	0	-1	1							0
3/20/1969/ARPN	Development in progress	N	03/12/2020	03/12/2023	Brick House Farm, Brick House Lane Great Horstead,	Great Horstead	N	0.011	2	0	2	0	0	0	2	0	2	2	2								2
3/21/0962/FUL	Detailed permission not started	N	26/09/2022	26/09/2025	Bury Farm House, Great Horstead, SG9 0NS	Great Horstead	Y	0.720	2	0	2	0	0	0	2	0	2	2		2							2
3/14/1204/FP	Development in progress	N	21/08/2014	21/08/2017	Quinbury Farm, Hay Street	Hay Street	Y	0.602	4	0	4	0	0	0	4	0	4	4				4					4

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3/22/0138/FUL	Detailed permission not started	N	25/05/2022	25/05/2025	Quinbury Farm Cottage, SG11 2RE	Hay Street	Y	0.150	1	1	0	0	0	0	1	1	0	0		-1	1					0	
3/21/0338/FUL	Development in progress	N	06/05/2021	06/05/2024	3 The Chimneys, Hare Street,	Hare Street	Y	0.150	1	0	1	0	0	0	1	0	1	1	1							1	
3/21/2436/FUL	Detailed permission not started	N	24/06/2022	24/06/2025	Hillcrest, Hare Street, SG9 0AB	Hare Street	Y	0.732	2	2	0	0	0	0	2	2	0	0		-2	2					0	
3/09/1115/FP	Development in progress	N	07/10/2009	07/10/2012	Adj 2 + R/O 2-10 The Roundings, Hertford Heath	Hertford Heath	Y	0.133	2	0	2	0	0	0	2	0	2	2		2						2	
3/20/1070/FUL	Detailed permission not started	N	05/08/2020	05/08/2023	Storage Land At Elbow Lane And Rear Of 2	Hertford Heath	Y	0.082	4	0	4	0	0	0	4	0	4	4	2	2						4	
3/22/2206/FUL	Detailed permission not started	N	23/12/2022	23/12/2025	Land adjacent to Highwood, Mount Pleasant, Hertford Heath, SG137RA	Hertford Heath	N	0.085	1	0	1	0	0	0	1	0	1	1	1							1	
3/23/0116/FUL	Detailed permission not started	N	22/03/2023	22/03/2026	Woodlands, 5 College Road SG13 7PU, Hertford Heath, SG13 7PU	Hertford Heath	Y	0.175	1	1	0	0	0	0	1	1	0	0		-1	1					0	
3/21/1376/ARPN	Detailed permission not started	N	28/07/2021	28/07/2024	Cole Green Barn, St Marys Lane,	Hertingfordbury	N	0.059	2	0	2	0	0	0	2	0	2	2								2	
3/21/2251/FUL	Detailed permission not started	N	09/11/2022	09/11/2025	7, St Marys Lane, Hertingfordbury, SG14 2LD	Hertingfordbury	Y	0.022	1	0	1	0	0	0	1	0	1	1		1						1	
3/21/2573/FUL	Development in progress	N	01/04/2022	01/04/2025	Cole Green Barn, Cole Green Way, SG14 2LF	Hertingfordbury	N	0.010	1	0	1	0	0	0	1	0	1	1	1								1
3/22/0604/VAR	Detailed permission not started	N	28/11/2022	28/11/2025	Spring House, St Marys Lane, SG14 2LF	Hertingfordbury	Y	0.344	1	1	0	0	0	0	1	1	0	0		-1	1					0	
3/21/0676/ARPN	Detailed permission not started	N	10/05/2021	10/05/2024	Marshalls Farm, Marshalls Lane,	High Cross	N	0.016	2	0	2	0	0	0	2	0	2	2		2						2	
3/21/0731/FUL	Detailed permission not started	N	12/07/2022	12/07/2025	The White Horse Inn, High Road, High Cross, SG11 1AA	High Cross	Y	0.160	5	1	4	0	0	0	5	1	4	4	-1	2	3					4	
3/21/2532/FUL	Detailed permission not started	N	27/01/2023	27/01/2026	Land Between 1 Gore Lane Cottages And Fuze Wood House, Gore Lane, Barwick, SG11 1BX	High Cross	N	0.160	4	0	4	0	0	0	4	0	4	4								4	
3/06/1094/FP	Development in progress	N	27/07/2006	27/07/2009	1 & 2 Halfway House Cottages, Stanstead Road	Hunsdon	Y	0.149	2	2	0	1	2	-1	1	0	1	1	1							0	
3/14/1121/FP	Development in progress	N	17/09/2014	17/09/2017	Buryholme, Hunsdonbury Lane, Hunsdon	Hunsdon	Y	0.400	1	0	1	0	0	0	1	0	1	1		1						1	
3/19/1260/FUL	Development in progress	N	24/10/2019	24/10/2022	Little Spellars, Acorn Street,	Hunsdon	Y	0.270	1	0	1	0	0	0	1	0	1	1								1	
3/20/2219/FUL	Detailed permission not started	N	29/11/2021	29/11/2024	Adj 52, Widford Road,	Hunsdon	Y	0.024	1	0	1	0	0	0	1	0	1	1								1	
3/21/1476/ARPN	Detailed permission not started	N	19/10/2021	19/10/2024	Black Barn, Halfway House Farm, Stanstead Road,	Hunsdon	N	0.050	2	0	2	0	0	0	2	0	2	2								2	
3/20/1338/FUL	Detailed permission not started	N	16/09/2020	16/09/2023	Land adj Stelfox House, 7 Chapel Lane	Letty Green	Y	0.1	1	0	1	0	0	0	1	0	1	1		1						1	
3/21/0020/ARPN	Detailed permission not started	N	02/03/2021	02/03/2024	Barn At Woolmers Park, Woolmers Lane,	Letty Green	Y	0.052	3	0	3	0	0	0	3	0	3	3								3	
3/21/2180/ARPN	Detailed permission not started	N	13/10/2021	13/10/2024	Letty Green Barn Holwell Court Farm, Hertford Road,	Letty Green	N	0.041	2	0	2	0	0	0	2	0	2	2								2	

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3/21/0485/FUL	Detailed permission not started	N	02/11/2021	02/11/2024	Danes Farm, Little Lane,	Little Berkhamsted	N	0.056	1	0	1	0	0	0	1	0	1	1		1						1
3/21/2607/ARPN	Detailed permission not started	N	10/12/2021	10/12/2024	Widdow Paddocks, Little Berkhamsted Lane,	Little Berkhamsted	N	0.104	1	0	1	0	0	0	1	0	1	1			1					1
3/22/0827/FUL	Detailed permission not started	N	07/07/2022	07/07/2025	Park Cottage, Robins Nest Hill, SG13 8LL	Little Berkhamsted	Y	0.18	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/08/1299/FP	Development in progress	N	10/09/2008	10/09/2011	Former Estate Office, Albury Hall	Little Hadham & Church End	Y	0.287	2	0	2	0	0	0	2	0	2	2	2							2
3/20/2095/FUL	Detailed permission not started	N	11/02/2021	11/02/2024	Ash Croft, Stortford Road,	Little Hadham	Y	0.153	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/20/2487/FUL	Detailed permission not started	N	16/12/2021	16/12/2024	Walkers FarmHouse, Mill Lane,	Meesden	N	0.004	1	0	1	0	0	0	1	0	1	1		1						1
3/22/0133/FUL	Development in progress	N	19/05/2022	19/05/2025	Plot 2, Land South of Culver Lodge, Widford Road, SG10 6AP	Much Hadham	N	0.120	1	0	1	0	0	0	1	0	1	1	1							1
3/22/0134/FUL	Development in progress	N	19/05/2022	19/05/2025	Plot 3, Land South of Culver Lodge, Widford Road, SG10 6AP	Much Hadham	N	0.130	1	0	1	0	0	0	1	0	1	1	1							1
3/22/1143/FUL	Detailed permission not started	N	05/10/2022	05/10/2025	Annex At Hadham Heights, Black Bridge Lane, SG10 6AZ	Much Hadham	Y	0.270	1	0	1	0	0	0	1	0	1	1	1							1
3/22/1145/FUL	Development in progress	N	10/10/2022	10/10/2025	Plot 1 Of Land South Of Culver Lodge, Widford Road, SG10 6AT	Much Hadham	Y	0.210	1	0	1	0	0	0	1	0	1	1	1							1
3/22/1475/ARPN	Development in progress	N	02/09/2022	02/09/2025	Uffords Barn, Green Tye, SG10 6JJ	Much Hadham	N	0.020	1	0	1	0	0	0	1	0	1	1		1						1
3/13/1233/FP	Development in progress	N	04/09/2013	04/09/2016	Old Hall, St Edmunds College	Old Hall Green	Y	0.021	2	0	2	0	0	0	2	0	2	2	2							2
3/13/0840/FP	Development in progress	N	23/07/2013	23/07/2016	1 & 2 Farm Lane	Old Hall Green	Y	0.113	4	2	2	0	0	0	4	2	2	2		2						2
3/18/0098/FUL	Development in progress	N	22/05/2018	22/05/2021	New Bungalow, Old Hall Green	Old Hall Green	Y	0.170	1	1	0	0	1	-1	1	0	1	1	1							0
3/20/2037/FUL	Development in progress	N	03/02/2021	03/02/2024	47 Buntingford Road, Puckeridge	Puckeridge	N	0.038	2	0	2	0	0	0	2	0	2	2	2							2
3/21/2186/FUL	Detailed permission not started	N	01/07/2022	01/07/2025	Land adj, 41 Buntingford Road, Puckeridge, SG11 1RT	Puckeridge	N	0.040	1	0	1	0	0	0	1	0	1	1	1							1
3/22/0033/FUL	Detailed permission not started	N	24/03/2023	24/03/2026	Sacombe Green Farm, 1-2 Sacombe Green, SG12 0JF	Sacombe	N	0.000	1	0	1	0	0	0	1	0	1	1			1					1
3/22/0915/FUL	Detailed permission not started	N	09/09/2022	09/09/2025	The Anvil, Sacombe Green, SG12 0JH	Sacombe	Y	0.575	1	0	1	0	0	0	1	0	1	1		1						1
3/19/0835/FUL	Development in progress	N	08/08/2019	08/08/2022	Spellbrook Farm, London Road,	Spellbrook	Y	0.470	4	0	4	0	0	0	4	0	4	4		2	2					4
3/22/2298/FUL	Development in progress	N	23/12/2022	23/12/2025	Land adj to Farlea, Spellbrook Lane West, CM234AY	Spellbrook	N	0.170	2	0	2	0	0	0	2	0	2	2	2							2
3/21/2886/FUL	Detailed permission not started	N	22/06/2022	22/06/2025	60, High Street, Stanstead Abbots, SG12 8AG	Stanstead Abbots & St Margarets	Y	0.021	3	1	2	0	0	0	3	1	2	2	-1	3						2
3/19/2005/FUL	Development in progress	N	28/01/2020	28/01/2023	Waterlilies Ginns Road, Stocking Pelham,	Stocking Pelham	Y	0.840	1	1	0	0	1	-1	1	0	1	1	1							0
3/14/0810/PR	Development in progress	N	13/06/2014	13/06/2017	Agricultural building & land rear of, Upper Green, Tewin	Tewin	Y	0.373	1	0	1	0	0	0	1	0	1	1	1							1
3/21/0789/FUL	Development in progress	N	04/06/2021	04/06/2024	64 Orchard Road, Tewin,	Tewin	Y	0.390	1	1	0	0	1	-1	1	0	1	1	1							0

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3/21/3076/FUL	Detailed permission not started	N	02/02/2022	02/02/2025	Gilpins 1 Cowpers Way, Tewin Wood	Tewin	Y	0.231	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/21/2307/FUL	Detailed permission not started	N	19/04/2022	19/04/2025	60, Orchard Road, Welwyn, AL6 0HN	Tewin	Y	0.400	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/21/2984/FUL	Detailed permission not started	N	22/11/2022	22/11/2025	Halcyon, Margery Lane, Tewin, AL6 0JP	Tewin	Y	0.052	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/22/0312/FUL	Detailed permission not started	N	01/06/2022	01/06/2025	19, Firs Walk Tewin Wood, Welwyn, AL6 0NY	Tewin	Y	0.230	1	1	0	0	1	-1	1	0	1	1	1							0
3/22/2573/FUL	Detailed permission not started	N	14/02/2023	14/02/2026	Seven Pines, Margery Lane, Tewin, AL6 0JP	Tewin	Y	0.310	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/18/1702/FUL	Development in progress	N	21/12/2015	21/12/2018	Broadfield Hall, Broadfield	Throcking	Y	1.001	1	1	0	0	1	-1	1	0	1	1	1							0
3/21/1505/FUL	Detailed permission not started	N	20/10/2021	20/10/2024	Land Adjacent To Thorley Wash Cottage, Thorley Street,	Thorley	N	0.040	1	0	1	0	0	0	1	0	1	1		1						1
3/21/2154/FUL	Detailed permission not started	N	16/03/2023	16/03/2026	Land adj to Sparrows Nest, Thorley Street, Thorley, CM23 4AL	Thorley	N	0.060	1	0	1	0	0	0	1	0	1	1								1
3/21/0852/FUL	Detailed permission not started	N	24/11/2021	24/11/2024	The Anchor, Cambridge Road,	Thundridge	Y	0.067	2	0	2	0	0	0	2	0	2	2		2						2
3/22/0272/FUL	Detailed permission not started	N	31/08/2022	31/08/2025	The Pool House, 11 Ducketts Wood, SG12 0SR	Thundridge	Y	0.445	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/19/0860/FUL	Development in progress	N	08/07/2019	08/07/2022	14 Ware Road, Tonwell,	Tonwell	Y	0.127	2	0	2	0	0	0	2	0	2	2	2							2
3/21/1415/VAR	Detailed permission not started	N	22/07/2021	22/07/2024	Tonwell Water Tower, Temple Lane,	Tonwell	Y	0.087	1	0	1	0	0	0	1	0	1	1								1
3/16/2743/FUL	Development in progress	N	11/09/2017	11/09/2020	Land Adjacent To 36 High Street, Walkern	Walkern	N/A	0.027	2	0	2	0	0	0	2	0	2	2		2						2
3/17/2770/FUL	Development in progress	N	23/11/2018	23/11/2021	Stafford House, 1, Kitcheners Lane	Walkern	N	0.150	1	0	1	0	0	0	1	0	1	1	1							1
3/19/2072/ARPN	Development in progress	N	10/12/2019	10/12/2022	Walkern Park Farm, Clay End Road,	Walkern	N	0.010	1	0	1	0	0	0	1	0	1	1	1							1
3/22/1287/FUL	Development in progress	N	18/01/2023	18/01/2026	70 Stevenage Road SG2 7NE, Walkern, SG2 7NE	Walkern	Y	0.110	1	0	1	0	0	0	1	0	1	1	1							1
3/22/0263/FUL	Detailed permission not started	N	22/04/2022	22/04/2025	Benington Bury Farm, Walkern Road, Stevenage, SG2 7LN	Walkern	Y	0.162	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/21/1984/FUL	Development in progress	N	10/03/2022	10/03/2025	Land Adjacent To 47, High Road, Waterford,	Waterford	N	0.072	1	0	1	0	0	0	1	0	1	1		1						1
3/22/2126/FUL	Detailed permission not started	N	19/12/2022	19/12/2025	32 High Road, Waterford, SG14 2PR	Waterford	N	0.565	1	0	1	0	0	0	1	0	1	1		1						1
3/20/1143/ARPN	Detailed permission not started	N	18/08/2020	18/08/2023	Packing Shed Highfield Nursery,	Wellpond Green	N	0.014	1	0	1	0	0	0	1	0	1	1		1						1
3/22/1281/ARPN	Detailed permission not started	N	16/09/2022	16/09/2025	Falkenham, SG11 1NL	Wellpond Green	N	0.037	2	0	2	0	0	0	2	0	2	2	2							2
3/20/0788/VAR	Development in progress	N	29/06/2020	29/06/2023	Aura, Westmill,	Westmill	Y	1.251	1	1	0	0	1	-1	1	0	1	1	1							0
3/22/1914/ARPN	Detailed permission not started	N	26/10/2022	26/10/2025	Barn 1 Gaylors Farm, Cherry Green Lane, SG9 9LD	Westmill	N	0.033	1	0	1	0	0	0	1	0	1	1		1						1
3/22/1915/ARPN	Detailed permission not started	N	27/10/2022	27/10/2025	Barn 2 Gaylors Farm, Cherry Green Lane, SG9 9LD	Westmill	N	0.033	3	0	3	0	0	0	3	0	3	3		3						3

Planning Application Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction permitted / allocated	Number expected to be completed in Years 1-5	2023/24	2024/25	2025/26	2026/27	2027/28	2028-33	2033-2038	Total Identified Supply	
3/22/1166/FUL	Detailed permission not started	N	04/08/2022	04/08/2025	Highfields, Whempstead Road, SG12 0PQ	Whempstead	Y	0.712	1	1	0	0	0	0	1	1	0	0								0	
3/18/1543/FUL	Development in progress	N	29/08/2018	29/08/2021	Plovers, Medcalf Hill	Widford	Y	0.316	1	1	0	0	1	-1	1	0	1	1	1								0
3/22/0146/ARPN	Detailed permission not started	N	22/03/2022	22/03/2025	The Doe Shed, Priory Farm, High Street	Widford	N	0.008	1	0	1	0	0	0	1	0	1	1								1	
3/21/0657/ARPN	Detailed permission not started	N	11/05/2021	11/05/2024	Holborn Farm, The Pightle, West End Road,	Wormley West End	N	0.024	2	0	2	0	0	0	2	0	2	2								2	
3/21/0012/FUL	Detailed permission not started	N	12/04/2021	12/04/2024	Beauchamps Cottage, Wyddial,	Wyddial	Y	0.080	1	1	0	0	0	0	1	1	0	0								0	
Net Losses																											
3/22/0370/FUL	Detailed permission not started	N	26/04/2022	26/04/2025	30 And 30A, Tamworth Road, Hertford, SG13 7DN	Hertford	Y	0.030	1	2	-1	0	0	0	1	2	-1	-1	-2	1							-1
3/21/2023/FUL	Detailed permission not started	N	07/01/2022	07/01/2025	15-17 Church Road, Little Berkhamsted	Little Berkhamsted	Y	0	1	2	-1	0	0	0	1	2	-1	-1								-1	
District Plan and Neighbourhood Plan Site Allocations																											
BISH6	District Plan Allocation	Y			Bishop's Stortford High School	Bishop's Stortford	Y		223	0	223	0	0	0	223	0	223	0							223	223	
BISH7	District Plan Allocation	Y			The Goods Yard, Bishop's Stortford	Bishop's Stortford	Y		105	0	105	0	0	0	105	0	105	105						105		105	
BISH8	District Plan Allocation	Y			The Causeway	Bishop's Stortford	Y		150	0	150	0	0	0	150	0	150	150				150		0		150	
	Inside Settlement Boundary	N			North-West Buntingford	Buntingford	N		58	0	58	0	0	0	58	0	58	58			20	38		0		58	
HERT3	District Plan Allocation	Y			West of Hertford (North)	Hertford	N		342	0	342	0	0	0	342	0	342	200				100	100	142		342	
HERT4	District Plan Allocation	Y			North of Hertford	Hertford	N		118	0	118	0	0	0	118	0	118	118			21	49	48	0		118	
SAWB4	District Plan Allocation	Y			North of Sawbridgeworth	Sawbridgeworth	N		184	0	184	0	0	0	184	0	184	85				35	50	99		184	
WARE2	District Plan Allocation	Y			Land North and East of Ware	Ware	N		1800	0	1800	0	0	0	1800	0	1800	75					75	925	800	1800	
GA1	District Plan Allocation	Y			The Gilston Area	Gilston	N		5550	0	5550	0	0	0	5550	0	5550	150					150	2700	2700	5550	
EWEL1	District Plan Allocation	Y			Land East of Welwyn GC	Welwyn	N		1350	0	1350	0	0	0	1350	0	1350	125				50	75	725	500	1350	
	Neighbourhood Plan Allocation	N			Walkern Road	Watton-at-Stone	N		60	0	60	0	0	0	60	0	60	60			40	20		0		60	
SLAA Sites																											
	SLAA Site				Bishop's Stortford Air Cadet HQ, Knights Row	Bishop's Stortford	Y		11	0	11	0	0	0	11	0	11	0							11	11	
	SLAA Site				Land to the rear of 37-57 Haymeads Lane, Haymeads Lane	Bishop's Stortford	N		14	0	14	0	0	0	14	0	14	0							14	14	
	SLAA Site				Land at Braziers Field	Hertford	N		18	0	18	0	0	0	18	0	18	0							18	18	
Windfall Allowance																		300	75	75	75	75	375	375	1050		
Totals									17317	84	17233	1680	23	1657	15637	61	15576	6189	1164	1365	1153	1269	1238	6062	4375	18283	

Appendix B: BISH8 – Old River Lane Pro-forma Feedback

Purpose of this Note

As East Herts District Council is looking to update its five-year land supply position, they are seeking a 'proforma-style' of feedback on the sites where they focus on the developer/landowners' knowledge of the site for the Council to consider.

As such, the table below summarises the issues raised / questions posed specifically in respect to the delivery of the ORL site and scheme (the subject of Development Plan allocation BISH8).

Please note, as the request for responses acknowledges:

- any answers and responses are indicative only, based on the respondent's best knowledge at the time. The position may be subject to change accordingly in the future;
- the successful completion of milestones and timelines, and ultimately delivery timescales will be influenced by multiple-stakeholders, including the Council;
- it is known that the responses will be included in a wider-body of evidence to inform trajectory information on this site.

Notwithstanding this, the following responses to questions and queries provides information to the best knowledge of the developer and their programme.

Please note that any / the information provided in respect to the Development Agreement (DA) is considered commercially sensitive.

Responses to Questions & Queries

Issue / Topic	Questions & Queries	Response
1. Progress towards resubmission of planning application	Old River Lane (Policy BISH8) is allocated for approximately 100 dwellings. An outline planning application was submitted for 225 dwellings in December 2022 but was subsequently withdrawn in September 2023. What progress is now being made towards the submission of a planning application and delivery of dwellings on this site?	A revised scheme and planning application is being prepared for the site. The consultant team appointed for the previous application are retained to work up and prepare such a submission. This work continues in parallel with the Development Agreement for the site being advanced and concluded – which will enable the revised proposals for the site to be advanced in earnest towards a revised planning application scheme and submission. The full and detailed consultation exercise undertaken as part of the previous planning application, and the responses to that process will inform, facilitate, and enable any revised application to be formulated and advanced relatively swiftly – not least as there will be considerable parallels and 'constants'. Moreover, any revised scheme will be based on a revised (rationalised) site area and brief, rendering the proposals simpler and more deliverable in the process.
2. Outstanding milestones prior to a material start on site	What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106 signing,	The signing of the Development Agreement for the site is a key factor in advancing and concluding the planning application preparation process and its submission. As set

	submission of reserved matters apps, Discharge of conditions etc.)	out above, the process to conclude and sign this agreement is well advanced. The site is a vacant site, with no requirement for displacement and / or relocation of uses or occupiers. As such, the site and scheme will be inherently deliverable.														
3. Anticipated programme	What is your anticipated programme for the above milestones?	<table border="1"> <thead> <tr> <th>Milestone</th> <th>Date Achieved/Expected to be achieved</th> </tr> </thead> <tbody> <tr> <td>Site Specific Masterplan</td> <td>Adoption Summer (Q2) 2024</td> </tr> <tr> <td>Submission of Full Planning Application</td> <td>Summer (Q2) 2024</td> </tr> <tr> <td>Determination of Full Planning Application</td> <td>Spring (Q1) 2025</td> </tr> <tr> <td>Completion of S106 Agreement</td> <td>Spring (Q1) 2025</td> </tr> <tr> <td>Discharge of Conditions</td> <td>Summer (Q2) 2025</td> </tr> <tr> <td>Commencement of Development</td> <td>Summer / Autumn (Q2-Q3) 2025</td> </tr> </tbody> </table> <p>NB : The above dates are current proposed dates, are to be firmed up, and are subject to the DA being completed ASAP.</p>	Milestone	Date Achieved/Expected to be achieved	Site Specific Masterplan	Adoption Summer (Q2) 2024	Submission of Full Planning Application	Summer (Q2) 2024	Determination of Full Planning Application	Spring (Q1) 2025	Completion of S106 Agreement	Spring (Q1) 2025	Discharge of Conditions	Summer (Q2) 2025	Commencement of Development	Summer / Autumn (Q2-Q3) 2025
Milestone	Date Achieved/Expected to be achieved															
Site Specific Masterplan	Adoption Summer (Q2) 2024															
Submission of Full Planning Application	Summer (Q2) 2024															
Determination of Full Planning Application	Spring (Q1) 2025															
Completion of S106 Agreement	Spring (Q1) 2025															
Discharge of Conditions	Summer (Q2) 2025															
Commencement of Development	Summer / Autumn (Q2-Q3) 2025															
4. Infrastructure delivery	Is there are any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure?	<p>The provision of the principal point of access into the site is the only infrastructure necessary to be delivered prior to the delivery of the scheme. The principal point of access is an integral part of the scheme itself (as opposed to off-site works), for which detailed 'approval' (agreement) was obtained from the Highway Authority to the configuration and design as part of the previous planning application. The access will be provided early in the scheme / as a first and initial element of works.</p> <p>There is a need to "lift and shift" an electricity Sub Station as part of the development - as the current substation sits in the centre of the site.</p>														
5. Identity of land promoter and developer	We understand that Cityheart are the land promoter and developer bringing forward the dwellings on Old River Lane. Can you confirm this is correct or if not, what are your intentions regarding securing developers to bring forward the delivery of the site?	<p>The land promoter and developer is (subject to the completion of the Development Agreement) Cityheart Limited.</p> <p>No other development party is needed nor will be party to the scheme (other than end-users and occupiers of the developed out scheme).</p>														
6. Anticipated unit completions	What are the anticipated completions for each of the next five years on this development?	<table border="1"> <thead> <tr> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	2024/25	2025/26	2026/27	2027/28	2028/29									
2024/25	2025/26	2026/27	2027/28	2028/29												

		0	0	Circa. 150	0	0
7. Annual completions	How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?	As above – all units will be delivered / will (subject to the progression and outcome of the planning process) yield in 2026 – 2027. One sale outlet – as single site / scheme (as opposed to phased).				
8. Completion Rate	Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year.	As above / see above.				
9. Viability	Are there any outstanding viability issues relating to the site that could impact on the delivery of the site?	No. It is anticipated, subject to any S.106 and other requirements identified and quantified as part of the planning application process, that the scheme is viable and deliverable.				
10. Ownership	Are there any unresolved ownership constraints related to the site that could impact on delivery?	No. The completion of the Development Agreement will bring about a contractually binding and secure position and arrangement to ensure the delivery of the scheme. The intended rationalised scheme will simplify landownership and other occupier interests in the site and scheme – increasing and improving the deliverability of the scheme.				

Appendix C: HERT3 – West of Hertford Pro-forma Feedback

1. Archers Spring is allocated for approximately 300 dwellings. An outline planning application was submitted for 342 dwellings in April 2019 and is being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

Planning is progressing and resolution to grant expected March 2024 subject to section 106 agreement.

2. What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106 signing, submission of reserved matters apps, Discharge of conditions etc.)

S106 signing, submission of reserved matters, discharge of pre commencement conditions, tendering of the building contract, signing agreement with Network Homes for delivery of affordable homes, EHDC s278 agreement for Perrett Gardens

3. What is your anticipated programme for the above milestones?

Signing 106 June 24/all others December 24

4. Is there are any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure?

Utilities

5. We understand that London and Regional Properties are a land promoter and that you would appoint development partner(s) to bring forward the dwellings on Archers Spring. Have development partner(s) been chosen for the earliest phase(s)? If not, what are your intentions regarding securing developers to bring forward the delivery of the site?

No decision has been made on this point, LRP are developers.

6. What are the anticipated completions for each of the next five years on this development?
If planning is granted for the 342 units I would like to think all 342 units will be completed within 5 years of completing of the S106

7. How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?
Years 3/4/5 100 per year

8. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year.
As 7

9. Are there any *outstanding* viability issues relating to the site that could impact on the delivery of the site?
None just planning.

10. Are there any unresolved ownership constraints related to the site that could impact on delivery?
Only the Perrett Gardens bus route which is highway land and entering into an agreement with EHDC/HCC s278 for LRP to deliver

Appendix D: HERT4 (Phase 2) – North of Hertford Pro-forma Feedback

- HERT4 Phase 2 is allocated for approximately 100 dwellings. A full planning application was submitted for 118 dwellings in August 2023 and is being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

The Application is still under consideration, and we are in the process of responding to consultation responses. Principally those relating to highways, drainage, design, affordable housing, and S.106.

- What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106 signing, submission of reserved matters apps, Discharge of conditions etc.)

Outstanding milestones are securing a planning permission, and therefore signing the S.106, discharge of condition prestart conditions, ecology and S.278 approval.

- What is your anticipated programme for the above milestones?

Based on a committee decision in the spring we would hope to be on site in Summer 2024.

- Is there any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure?

No, other than forming a site access. We have submitted a separate application for this so that works can commence ahead of the main application, reference Number 3/23/1643/FUL. This application is also still under consideration.

- We understand that Durkan Homes are the land promoter and developer bringing forward the dwellings on HERT4 Phase 2. Can you confirm this is correct or if not, what are your intentions regarding securing developers to bring forward the delivery of the site?

Yes, that is correct Durkan Homes are the land promoter and developer bringing forward the dwellings on HERT4 Phase 2.

- What are the anticipated completions for each of the next five years on this development?

Year Dwellings built 2023 2024 2025 36 2026 52 2027 30 2028 2029

- How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?

We will only have one outlet which will deliver as above.

- Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year.

We would hope to be off site by 2027.

- Are there any outstanding viability issues relating to the site that could impact on the delivery of the site?
Not that I am aware of at this stage.
- Are there any unresolved ownership constraints related to the site that could impact on delivery?
Not that I am aware of at this stage.

Wednesday 24/01/2024:

Thank you for your email,

So, the monitoring years you have inserted are correct, but I have just checked the delivery with my colleagues as there has been a bit of slippage and we are now anticipating the following delivery:

Year	Dwellings Built	Monitoring Year 1 April to 31 March
2023		2023-24
2024		2024-25
2025	21	2025-26
2026	49	2026-27
2027	48	2027-28
2028		2028-29
2029		2029-30

Appendix E: SAWB4 – North of Sawbridgeworth Pro-forma Feedback

1. SAWB4 is allocated for approximately 200 dwellings. A full planning application was submitted for 85 dwellings and outline for 99 dwellings in January 2019 and is being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

Discussions are ongoing with Hertfordshire County Council over the financial contributions that are being requested by them for the hybrid application for Phases 1&2. Pre-application discussions have been undertaken in November 2023 with the LPA in respect of a Reserved Matters application for Phase 2 following the grant of outline planning permission for this phase.

2. What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106 signing, submission of reserved matters apps, Discharge of conditions etc.)

A final agreement on the financial contributions for the hybrid application will need to be agreed to allow for the Section 106 Agreement to be signed and the decision notice issued by East Herts District Council. Phase 1 is for full planning permission so a start on site can be made following the discharge of pre-commencement planning conditions and completion of the Section 278 Agreement for the highways works associated with the access. Commencement of Phase 2 will follow Reserved Matters approval for that phase, the delivery of the access as part of the Phase 1 development and the discharge of pre-commencement conditions relevant to Phase 2.

3. What is your anticipated programme for the above milestones?
TBC following the approval of the hybrid application.

4. Is there are any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure?

See 2 above.

5. We understand that Countryside Properties are the land promoter and developer bringing forward the dwellings on SAWB4. Can you confirm this is correct or if not, what are your intentions regarding securing developers to bring forward the delivery of the site?

Country Properties is now part of the Vistry Group, which is housebuilder with an intention to build out the site.

6. What are the anticipated completions for each of the next five years on this development?

TBC – This will be confirmed once planning permission is granted for the hybrid application for Phases 1 & 2. This site will benefit from accelerated delivery through Vistry's partnerships model where delivery partners will be identified at an early stage.

7. How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?

TBC

8. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year.

TBC

9. Are there any outstanding viability issues relating to the site that could impact on the delivery of the site?

None if an agreement on Section 106 financial contributions can be agreed.

10. Are there any unresolved ownership constraints related to the site that could impact on delivery?

None known at this stage.

Appendix F: WARE2 – North and East of Ware Pro-forma Feedback

Q1. WARE2 is allocated for at least 1,000 dwellings. An outline planning application was submitted for 1,800 dwellings in Nov 2022 and is being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

The WARE2 hybrid application for up to 1,800 new homes progressed throughout 2023 in accordance with the framework set out in the Planning Performance Agreement (PPA) agreed between the Applicants and the Council.

Pursuant to the PPA, a series of detailed topic meetings have been undertaken across a broad range of subject matters between the Council and the Applicants in conjunction with key stakeholders, including Herts County Council, other statutory agencies and the utilities providers.

In addition, the Applicants have undertaken further post submission engagement in the form of public workshops (Ware Town Centre enhancements) and bespoke presentations outlining the progress of the application to the Ware Steering Group. The Environmental Impact Assessment (EIA) submitted as part of the Ware hybrid application has also been recently externally peer reviewed by the Council's appointed EIA consultants (Stantec).

The combination of the outputs from the various topic meetings and the EIA peer review, together with an assessment of the public consultation responses, has led to an agreed position with Officers, whereby an addendum package will be submitted in early 2024 which addresses all of the matters agreed for further information and refinement.

This will also include an EIA Regulation 25 response, with further updated environmental information. The intention of the Applicants is to submit a complete Addendum package of revised documents and drawings for all of the topic matters in one submission for the purposes of a final public

consultation. Thereafter it is anticipated that the application can then proceed to committee determination (see relevant timescale in table overleaf).

Q2. What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106, submission of reserved matters apps, Discharge of conditions etc.)

See answer for Q3 below.

Q3. What is your anticipated programme for the above milestones?

In response to both of the above questions, the principal milestones and the currently revised anticipated dates for achieving these milestones, are as set out in the table overleaf, which covers the period March 2024 to March 2030. It should be noted that the construction of the development will proceed beyond March 2030, at broadly the same rate of annual average delivery (200 dpa) until full completion, in circa 2036.

Milestone	Anticipated Date
Submission of Addendum package of amended documents plans and drawings, including EIA Regulation 25 information	March 2024
Public Consultation Period (30 days as per EIA regs)	April 2024
Committee Report - lead in period	May 2024

Resolution to Grant for WARE2 hybrid application	June 2024
Signed S106 Agreement	September 2024
Begin discharge of principal outline conditions	October 2024
Submission of First Reserved Matters Applications	March 2025
Approval of First Reserved Matter Applications	July 2025
Discharge of RM pre-commencement conditions	September 2025
Practical Commencement on site	January 2026
First dwelling completions	December 2026
100 Dwelling completions	June 2027
200 Dwelling completions	March 2028
400 Dwelling Completions @ 200 dpa	March 2029
600 Dwelling Completions @ 200 dpa	March 2030

Q4. Is there are any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure?

There is no major enabling infrastructure that needs to be delivered prior to the delivery of a significant proportion of the new housing on the WARE2 site.

A key feature of the WARE2 application is the site-wide Sustainable Transport Corridor (STC) which will be constructed in agreed phases, in conjunction with other infrastructure over the build out of the development. Elements of the STC have been submitted in detail as part of the hybrid application to facilitate this process.

Q5 We understand that Ptarmigan are land promoters and that you would appoint development partner(s) to bring forward the dwellings at WARE2. Have development partner(s) been chosen for the earliest phase(s)? If not, what are your intentions regarding securing developers to bring forward the delivery of the site?

Ptarmigan will market the site to development partners once a resolution to grant has been secured for the outline planning permission. These development partners have not yet been appointed, but potential parties have been identified. Ptarmigan can confirm strong current developer interest in the site.

Q6. Are Ptarmigan Land the land promoters for the entirety of the site allocation?

No, however the live hybrid planning application has been prepared jointly with adjacent landowners and covers the entirety of the allocation site.

Q7. What are the anticipated completions for each of the next five years on this development?

In accordance with the table above and starting from the Council's base date of April 2023, we anticipate the following completions in the relevant 5 year period.

Year 1 – April 2023 – March 2024	0
Year 2 – April 2024 – March 2025	0
Year 3 – April 2025 – March 2026	0
Year 4 – April 2026 – March 2027	75
Year 5 – April 2027 – March 2028	125

Q8. How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?

For a development of this size we would anticipate a progressive build out rate, starting at 75 a year at the commencement of the build out period, peaking at 200 a year by 2029/30. We expect there to be 3+ sales outlets during peak operation.

Q9. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year.

No. The initial build out rate in years 1-5 reflects the initial start-up phase of the development. Thereafter a rate of 200 dpa (on

average) will be achievable due to multiple outlets – see table above.

Q10. Are there any outstanding viability issues relating to the site that could impact on the delivery of the site?

Not at the time of writing. The live application proposes a policy compliant level of affordable housing and will be facilitated by an appropriate package of s106 contributions which will be discussed and agreed with the Council as part of the hybrid application determination process.

Q11. Are there any unresolved ownership constraints related to the site that could impact on delivery?

No.

Appendix G: GA1 – The Gilston Area: Villages 1 - 6 Pro-forma

Feedback

1. Planning committee in February 2023 approved an outline planning application for up to 8,500 dwellings, subject to the completion of a S106 agreement. What progress is being made towards the delivery of dwellings on this site?
 - Following the resolution to grant permission for the Gilston Park Estate (GPE) outline planning application (OPA) by the East Herts Development Management Committee in February 2023, significant progress has been made in developing the Section 106 (S106) heads of terms into the legal agreement. It is anticipated that a draft version will be ready to be published on the public register at the end of February 2024, with the final version ready to sign at the end of March 2024.
 - Meanwhile, good progress has been made on the Strategic Landscape Masterplan (SLMP) and Village 1 Masterplan (V1MP) which began in 2021 and were paused in early 2022 to allow focus on the determination of the crossings applications – the Central Stort Crossing (CSC) and Eastern Stort Crossing (ESC). Work on the masterplanning resumed in summer 2023, including engagement with the Project Lead Group, Community Working Group and stakeholders, and the masterplans are anticipated to be submitted to EHDC in Q2 2024.
 - In addition, work has progressed on discharging the planning conditions for the CSC and ESC, including defining the anticipated phasing of the crossings. Some site investigations have been undertaken and the next phase of site preparation works are anticipated to be carried out in autumn 2024.
 - PfP have expanded their in-house delivery team and refreshed the appointments for their external consultant team and are working on a detailed programme for future planning and construction phases of the project.

2. What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106 signing, submission of reserved matters apps, Discharge of conditions etc.)

The milestones are as follows:

 - **GPE s106** to be signed and **OPP** to be issued – March 2024
 - **SLMP & V1MP** – submission anticipated Q2 2024, approval anticipated Q4 2024
 - **CSC remaining pre-commencement condition discharges** – submission anticipated during Q2 2024, approval anticipated Q3/Q4 2024
 - **GPE RMA for initial V1 infrastructure** – preparation Q4 2024 to Q2 2025, submit Q3 2025, approval anticipated Q4 2025

- **GPE OPP pre-commencement condition discharges** – preparation Q4 2024 to Q2 2025, submit Q3 2025, approval anticipated Q4 2025
- **GPE RMA for first homes** – preparation Q2-Q4 2025, submit Q4 2025, approval anticipated Q2 2026
- **CSC material start on site** – anticipated Q4 2024
- **GPE material start on site** – anticipated late Q3 2025
- **GPE first occupations** – Q4 2027

3. What is your anticipated programme for the above milestones? (it may be easiest to focus on the programme in relation to Village 1 or earliest phases)

Please see sequence and timings identified in answer to question 2 above

4. Is there any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure?

The following infrastructure is required to be delivered prior/alongside the delivery of new homes:

- **Gilston site access** – sustainable modes access and all-modes access (interim junctions approved through OPP, final junctions approved through CSC PP)
- **Initial highway network** – part of Sustainable Transport Corridor (STC) and part of primary and secondary roads (requires V1MP & RMA approval)
- **Diversion/delivery of utilities** – communications, electricity, potable water, foul drainage along with electrical substation and foul pumping station (via permitted development where possible)
- **Village 1 primary school** (requires V1MP & RMA approval) (not required to deliver homes in itself but required for September after first occupations).

5. We understand that Places for People would act as the master developer and that you would appoint development partner(s) to bring forward specific villages/parcels. Have development partner(s) been chosen for the early phases of delivery? If not, what are your intentions regarding securing developers to bring forward the delivery of parcels within Village 1 and other early phases?

PfP's role across the scheme is as the Master Developer, essentially responsible for the delivery of all strategic infrastructure and s106 obligations to deliver serviced land parcels. PfP have not selected development partners to deliver the homes within land parcels. This will be subject to a selection process and development partners will be required to meet a number of criteria. Development partners will range from PLC housebuilders through to SME developers which will enable the scheme to achieve increased completion rates across multiple tenure types.

6. What are the anticipated completions for each of the next five years on this development?

2025 – 0
2026 – 0
2027 – 100
2028 – 150
2029 – 200

7. How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?
For the next 5 years, as above, and 1-3 Open market sales outlet. For the following 5 years, approx. 450+ completions per year and 3+ sales outlets and additional tenures such as later living and BtR.
8. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in the years between 2023-2028? If not, please provide anticipated completions for each year.
Please see answer to question 7 above
9. Are there any outstanding viability issues relating to the site that could impact on the delivery of the site?
There are no outstanding planning viability matters for V1.
10. Are there any unresolved ownership constraints related to the site that could impact on delivery?
Land assembly is required for the Central Stort Crossing and Eastern Stort Crossing. The two District councils have cabinet decisions to use CPO powers where required. It is not expected that this will impact on the delivery of homes and PfP own the freehold to the land for homes in V1-6.

Appendix H: GA1 – The Gilston Area: Village 7 Pro-forma Feedback

1. Planning committee in March 2023 approved an outline planning application for up to 1,500 dwellings, subject to the completion of a S106 agreement. What progress is being made towards the delivery of dwellings on this site?

Progress is being made across all aspects of the planning approval process required for delivery of housing. This progress currently involves concluding S106 Agreement negotiations, with the production of a Village 7 Masterplan and Strategic Landscape Masterplan (jointly with PfP) alongside. In addition, the preparation of details reserved by relevant Planning Conditions is being progressed along with Reserved Matters of Detail for the early phases of development.

2. What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106 signing, submission of reserved matters apps, Discharge of conditions etc.)

The conclusion of S106 negotiations is required in order for the grant of outline planning permission, followed by the approval of all details reserved by Planning Conditions required prior to the commencement of development (including Preliminary Works).

3. What is your anticipated programme for the above milestones?

Approval of the outline planning application by 31.03.24 and approval all details reserved by Planning Conditions required prior to the commencement of development (including Preliminary Works) by 10.01.25.

4. Is there are any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure?

Yes, it is proposed to deliver Road Works Phase 1, followed by Road Works Phase 2 and the relevant parts of the Greenway alongside.

5. We understand that Taylor Wimpey will be the developer for the whole site, could you confirm this is the case? If not, what are your intentions regarding securing developers to bring forward the delivery of any parcels in early phases?

Yes, this is the case.

6. What are the anticipated completions for each of the next five years on this development?

2023 – 0 unit Occupations

2024 – 0 unit Occupations

2025 – 0 unit Occupations
2026 – 50 unit Occupations
2027 – 200 unit Occupations
Total = 250 unit occupations

7. How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?

Up to 200 units per annum via x2 sales outlets.

8. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year. Anticipated completions in 2028 and 2029 are as follows:

2028 – 200 unit occupations
2029 – 200 unit occupations

9. Are there any outstanding viability issues relating to the site that could impact on the delivery of the site?

None that are currently known.

10. Are there any unresolved ownership constraints related to the site that could impact on delivery?

Relevant discussions with the owners of land required for delivery of the Roydon Commuter Link (Planning Condition T6) currently remain outstanding.

Appendix I: EWEL1 – East of Welwyn Pro-forma Feedback

1. Birchall GS is allocated for approximately 2,550 dwellings, with 1,350 dwellings allocated in the East Herts section of the site. An outline planning application was submitted for 2,650 dwellings (across both authorities) in July 2022 and is being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

Ongoing liaison with statutory consultees to agree/finalise approach in relation to highways arrangements, LLFA comments, and education provision.

2. What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, for example: S106, submission of reserved matters apps, Discharge of conditions etc.)
3. What is your anticipated programme for the above milestones?

The following milestones are required to be completed:

- Resolution of outstanding issues with statutory consultees (see above) (February 2024)
- Resolution to grant (March 2024)
- Finalisation and agreement of s106 legal agreement (Spring/Summer 2024)
- Formal approval of Outline Planning Application including agreement of Outline Conditions (Summer 2024)
- Discharge of Outline Conditions (as required) including Design Guide/s for relevant phase/s (Summer/Autumn 2024)
- Submission and approval of reserved matter applications (Autumn 2024 onwards)

4. Is there any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure? (Inclusive of any minerals extraction)

Extraction of circa 162,000 tonnes of sands and gravels is proposed in advance of built development to the north of Birchall Lane (Extraction is proposed to be limited to the far northern part of the Site)

The access infrastructure would be combined with that required to serve the final development to reduce the period of disruption associated with highway works in the area.

The intended mineral extraction period is relatively short, anticipated to be circa 6-12 months.

- We understand that Tarmac would act as the land agent and that you would appoint development partner(s) to bring forward specific parcels/phases. Is this correct, and have development partner(s) been chosen for the early phases of delivery? If not, what are your intentions regarding securing developers to bring forward the delivery of in the early phases?

It is currently proposed that Tarmac will act as land agent and appoint development partners for specific parcels/phases. The process of agreeing partners is ongoing.

In addition, Tarmac propose to act as long-term steward of the development through retaining ownership of all the non-residential and non-adopted areas.

- What are the anticipated completions for each of the next five years on this development?
- How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?
- Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year.

Anticipated dwellings per year are estimated to be as follows:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
		50	75	125	150	150	150	150	150	150	125	75	1350

- Are there any outstanding viability issues relating to the site that could impact on the delivery of the site?

None

- Are there any unresolved ownership constraints related to the site that could impact on delivery?

None

Appendix J: Land at Walkern Road Pro-forma Feedback

1. Walkern Road is allocated for approximately 60 dwellings. A full planning application was submitted for 60 dwellings in November 2023 and is being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

Construction drawings are currently being produced based on the current design of the scheme. Additionally, Archaeology trial trenching is being undertaken in January 2024 to finalise whether further Archaeology investigations are required.

2. What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106 signing, submission of reserved matters apps, Discharge of conditions etc.)

Recommendation to grant from Officers,
Resolution from Members at Planning Committee to approve,
Completion of S106 agreement,
Discharging of pre-commencement conditions (should they be included),
Enabling work

3. What is your anticipated programme for the above milestones?

Recommendation to grant from Officers - February 2024
Resolution from Members to approve - March 2024
Completion of S106 - April 2024
Discharging of pre-commencement conditions (should they be included) –
May/June 2024
Enabling work – June 2024

4. Is there any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure?

No

5. We understand that Fairview New Homes Ltd are the land promoter and developer bringing forward the dwellings at Walkern Road. Can you confirm this is correct or if not, what are your intentions regarding securing developers to bring forward the delivery of the site?

Fairview New Homes is the landowner and developer of the site. We will be delivering the units forward ourselves and do not need to secure a developer to bring forward the delivery.

6. What are the anticipated completions for each of the next five years on this development?

2024 - 0

2025 - 40

2026 - 20

2027 - 0

2028 - 0

7. How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate?

Please see above. Fairview New Homes will be selling the market dwellings directly via their sales department.

8. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year.

N/A

9. Are there any outstanding viability issues relating to the site that could impact on the delivery of the site?

Currently no, however, S106 contributions are still be agreed.

10. Are there any unresolved ownership constraints related to the site that could impact on delivery?

No

Appendix K: North-West of Buntingford Pro-forma Feedback

1. Land North-west of Buntingford is located within the Buntingford development boundary. An outline planning application (3/22/1030/OUT) was submitted for 58 dwellings in May 2022 and is being considered by the Council. What progress is being made towards the delivery of dwellings on this site? [We are in the final stages of agreeing the S106 agreement with the District and County Council, and subject to final approval from the Councils that the S106 is agreed, anticipate being in a position to issue engrossments for signature later this month.](#)
2. What outstanding milestones need to be completed prior to a material start on site? (Please include as much detail as possible, inclusive of: S106 signing, submission of reserved matters apps, Discharge of conditions etc.) [Following completion of the S106 agreement and the grant of outline planning permission, we will be working with the preferred home builder partner to bring forward reserved matters and discharge the relevant pre-commencement planning conditions.](#)
3. What is your anticipated programme for the above milestones? [Subject to the grant of outline planning permission in Q1 2024, we would anticipate submission of reserved matters and discharge of pre-conditions in Summer 2024.](#)
4. Is there any infrastructure necessary to be delivered prior to the delivery of housing on site? If yes, what is the anticipated programme for delivery of this infrastructure? [There is no off-site infrastructure required to be delivered prior to the delivery of new homes on site and subject to approval of reserved matters/discharge of conditions, development could be commenced immediately.](#)
5. We understand that Pigeon Land Ltd Homes are the land promoters and that you would appoint development partner(s) to bring forward the dwellings on Land North-west of Buntingford. Have development partner(s) been chosen for the earliest phase(s)? If not, what are your intentions regarding securing developers to bring forward the delivery of the site? [We are in discussion with a number of potential home builder partners about the site and a preferred partner will be selected once the outline planning permission has been granted \(later this year\).](#)

6. What are the anticipated completions for each of the next five years on this development? [Subject to the grant of outline planning permission in Q1 2024, we would anticipate commencement in 2025, with the first 20 homes completed by March 2026, and the remaining homes \(up to 38 homes\) delivered by March 2027.](#)
7. How many dwellings do you anticipate will be completed each year? How many sales outlets do you anticipate? [See above for anticipated completion rates. There would be one sales outlet.](#)
8. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2023-2028? If not, please provide anticipated completions for each year. [N/A – all homes will be delivered pre-2028/29.](#)
9. Are there any outstanding viability issues relating to the site that could impact on the delivery of the site? [There are no outstanding viability issues.](#)
10. Are there any unresolved ownership constraints related to the site that could impact on delivery? [There are no unresolved landownership constraints related to the site that could impact on delivery.](#)