

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
APPEAL BY: Countryside Partnership Ltd and Wattsdown Developments Ltd**

Appeal against the refusal of planning permission by East Hertfordshire District Council under
Section 78 of the Town and Country Planning Act 1990

Land East of the A10, Buntingford, Hertfordshire

PINS REFERENCE: APP/J1915/W/24/3340497

LPA REFERENCE: 3/23/1447/OUT

**APPENDIX 1: TABLES TO
PROOF OF EVIDENCE OF ROLAND BOLTON
ON FIVE YEAR LAND SUPPLY
IN EAST HERTS DISTRICT COUNCIL**

**Strategic Planning Research Unit
DLP Planning Ltd
Sheffield**

JUNE 2024



APPENDIX 1: TABLES

Table 1. SCOTT SCHEDULE of EHDC Category A sites and SPRU proposed changes

Planning Application Ref	Address	Total Residual at 1 April 2023	5-Year Supply 2023-2028			5-Year Supply 2024-2029			Council Commentary	Appellant Commentary
			Council	Appellant	Difference	Council	Appellant	Difference		
3/13/0804/OP	ASR's 1-4 Land at Bishop's Stortford North		1300	700	-600	1300	700	-600	<p>First completions 84 in 2018/19. Completion data shows 890 dwellings completed up to 2022/23. The average from 2019-2023 is 202 dwellings per annum on average.</p> <p>The build out rate of 260 dpa has been achieved during 2019/20 and 2020/21 with 286 and 267 homes completed (as evidenced by EHDC completion rates).</p> <p>Completion data for 2023/24 is pending.</p> <p>Revised Phasing Plan (subject to a current application ref: X/24/0062/CND) proposes all remaining parcels to commence by 2025 therefore, it remains the housebuilders intention to deliver upwards of 260 homes per annum.</p> <p>Previous Inspector accepted build rate for this site in 2023.</p>	<p>RM applications identified by the council suggest there to be reserved matters for some 451 dwellings (plus a further 114 pending). This leaves a considerable amount of the claimed supply as Category B sites which require the council to produce clear evidence of delivery.</p> <p>The completion rate over the five year period averages 178 dpa (890/5) and while this was considerable exceeded on two occasions it was also considerably undershot on three other occasions. Completions in the last two years have dropped to 105 dpa.</p> <p>Completion rate over the five year period averages 178 dpa (890/5) and while this was considerable exceeded on two occasions it was also considerably undershot on three other occasions.</p> <p>Falling completion rates over past 4 years and lack of evidence with regard to sites left with RM approvals as well as the proven over optimism of the developer and council suggest that the most reliable completion rate to use would be 140 dpa as this relates to the local circumstances and the wider evidence from "Start to Finish" 3rd</p>
3/21/2339/REM 3/20/0683/REM	ASR 5, Land at Bishop's Stortford North	310	310	264	-46	230	220	-10	<p>Previous Inspector accepted build rate for this site in 2023 Whempstead Appeal.</p> <p>2018/19 suggests EHC completion rates of 70 to 80 are reasonable. Over a 5 year period, this drops to 62 dpa which is deliverable on the basis of the build rates achieved on this site.</p>	<p>The first completions on this site were in 2018/19 (69 dwgs).</p> <p>There are now (04.04.24) some 219 dwgs completed between 2018/19 to 2022/23.</p> <p>This is an average of an average of 44 dwgs.</p>



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Planning Application Ref	Address	Total Residual at 1 April 2023	5-Year Supply 2023-2028			5-Year Supply 2024-2029			Council Commentary	Appellant Commentary
			Council	Appellant	Difference	Council	Appellant	Difference		
										44 dpa is the median delivery of sites of this size (100 to 499) "Start to Finish"
3/17/2588/OUT	Bishops Stortford Goods Yard, Station Road,	492	492	175	-317	332	0	-266	<p>Completion data and Applicant has confirmed 323 homes completed. 109 units were completed in 2023/24 and 149 in 2022/23</p> <p>The above delivery rates demonstrates that the outstanding dwellings could be delivered by 2028.</p> <p>Hybrid application 423 dwellings (245 in detail/178 in outline) subject to Ref: 3/22/1613/OUT are to be determined in 2024 in accordance with approved masterplan. Moved To Category B.</p>	<p>The council have agreed that this site now falls within category B.</p> <p>There are 175 dwellings with detailed consent to be delivered under the original hybrid scheme. It is agreed these form part of the supply.</p> <p>The council's figure of 492 to be delivered is the dwellings in the now superseded outline permission.</p> <p>The new hybrid application 3/22/1613/OUT is for 178 dwellings in detail and 245 dwellings in outline.</p> <p>The new hybrid application is clear evidence that the existing consents are unlikely to be implemented.</p> <p>The Flooding Sequential Test has not yet been approved and represents a significant potential delay in the development. There are outstanding issues related to flood, drainage and restoration of a watercourse</p>
3/17/0414/REM	Area 3, Land south of Hare Street Road	81	81	81	0	66	0	-66	Completion data shows 81 dwellings completed in 2023/24.	As of 2/04/24 all properties completed and sold by Wheatley Homes.

Table 2. Scott Schedule for EHDC Category B sites and SPRU proposed changes

Planning Application Ref	Address	Total net dwellings proposed	5-Year Supply 2023-2028			5-Year Supply 2024-2029			Council Commentary	Appellant Commentary
			Council	Appellant	Difference	Council	Appellant	Difference		
BISH6	Bishop's Stortford High School	223	223	0	-223		0	-233	<p>Applicant has confirmed that the s106 (for the outline) should be signed by Bellway and other parties within the next 6 weeks.</p> <p>Applicant confirms RM to be submitted in summer 2024 with target decision by January and a start on site should be within a few months of decision.</p> <p>Based on these assumptions – the developer (Bellway) consider they are in a strong position to deliver the full scheme of 223 dwellings within the next 5 years.</p> <p>Further detail set out in proforma with Housing Position Statement (March 2024) but above position reflects current planning status.</p>	<p>The council were clear at the time of publication of the position statement that the available evidence at that time did not represent clear evidence of delivery and as such the site was not included in the supply.</p> <p>There are no permissions on this site.</p> <p>The s106 has not been signed and no RM have yet been submitted</p>
BISH7	The Goods Yard, Bishop's Stortford	105	105	0	-105	105	0	-105	<p>Hybrid application for 423 dwellings (245 in detail/178 in outline) subject to Ref: 3/22/1613/OUT are to be determined in 2024 in accordance with approved masterplan. Moved To Category B.</p> <p>Completion data and Applicant has confirmed 323 homes completed under original planning permission (in Blocks A and B). 109 units were completed in 2023/24 and 149 in 2022/23.</p> <p>The above delivery rates demonstrates that the outstanding dwellings could be delivered by 2028.</p> <p>S106 Draft is being advanced.</p>	<p>The council have agreed that this site now falls within category B. This 105 relates to the additional number of units in the hybrid application that has yet to be determined. The decision on this relates back to the pleasant position in Category A.</p> <p>There are 175 dwellings with detailed consent to be delivered under the original hybrid scheme. That is 109 in 2023/24 and 66 in 2024/25. It is agreed these form part of the supply.</p> <p>The council's figure of 492 to be delivered is the dwellings in the now superseded outline permission.</p>

Planning Application Ref	Address	Total net dwellings proposed	5-Year Supply 2023-2028			5-Year Supply 2024-2029			Council Commentary	Appellant Commentary
			Council	Appellant	Difference	Council	Appellant	Difference		
									<p>Development in accordance with Approved Masterplan.</p> <p>The new hybrid application 3/22/1613/OUT is for 178 dwellings in detail and 245 dwellings in outline.</p> <p>The new hybrid application is clear evidence that the existing consents are unlikely to be implemented.</p> <p>The Flooding Sequential Test has not yet been approved and represents a significant potential delay in the development. There are outstanding issues related to flood, drainage and restoration of a watercourse</p>	
BISH8	The Causeway	150	150	0	-150	150	0	-150	<p>Detail set out in proforma with Housing Position Statement (March 2024).</p> <p>There is no pending application for the delivery of this site.</p> <p>The lack of detail regarding the signing of agreement resolving landownership and contractual positions is required to secure delivery.</p> <p>Given the lack of a contractual position and the delay in funding for elements of the scheme, together with the lack of further progress on the resubmission of an application means that there is not clear evidence of delivery in the next five years.</p>	
	North-West Buntingford	58	58	0	-58	58	0	-58	<p>Applicant confirms reserved matters to be submitted by the end of 2024.</p> <p>Applicant has confirmed they are in the process of selecting a party to deliver the site.</p> <p>No additional major infrastructure proposed as part of this development.</p> <p>The application 3/22/1030/OUT was granted permission on 19 Mar 2024 there is no RM pending.</p> <p>The promoter who gained the outline states in the proforma response that they have yet to engage a housebuilder to deliver the project (Response to Q2 and Q5 page 26 of 5 Year Land Supply Position Statement).</p>	

Planning Application Ref	Address	Total net dwellings proposed	5-Year Supply 2023-2028			5-Year Supply 2024-2029			Council Commentary	Appellant Commentary
			Council	Appellant	Difference	Council	Appellant	Difference		
									Development subject to approved masterplan and outline planning permission with Redrow development adjacent nearing completion. Site is easily deliverable within 5 years with no major impediment to its delivery.	The statement that the promoter is searching for a housebuilder to deliver the site falls short of clear evidence of the delivery of the dwellings permitted in this outline application.
HERT3	West of Hertford (North)	342	200	0	-200	300	0	-300	No change from January Proforma position. L&R aiming to complete s106 for outline application asap. Scale and Access to be approved as part of the outline application. Remaining reserved matters to be submitted following completion to s106 agreement. Further work on drainage and highways being carried out by developer/applicant. RP on board to deliver affordable homes. Proposals in accord with adopted masterplan.	The outline application for 342 dwellings was approved subject to a s106 at committee on 10th April 2024 with recommendation to approve. The S106 has not yet finalised. The lead in time of 3 years from 2023 is too optimistic as the 106 has not yet been signed. Start to Finish would suggest 3.2 years from obtaining planning (Figure 3.1 page 8). At present planning has not been obtained as it is depending on the signing of the s106. Both the council and the promoter have a record of being optimistic regarding the delivery of this site. This is not clear evidence of delivery.
HERT4	North of Hertford (North)	118	118	0	-118	97	0	-118	Full application due to be presented to committee in July 2024. Proposals in accordance with approved masterplan for the site allocation. Site no longer affected by potential minerals extraction on sites to the north. Applicant has updated delivery programme noting intention to start in 2025 and complete within 5 years by 2027/28.	There is no evidence to justify the inclusion of this site at the start of the assessment period at that time 1st April 2023. At present undetermined application and outstanding objections. Not clear evidence of delivery.

Planning Application Ref	Address	Total net dwellings proposed	5-Year Supply 2023-2028			5-Year Supply 2024-2029			Council Commentary	Appellant Commentary
			Council	Appellant	Difference	Council	Appellant	Difference		
WARE2	Land North and East of Ware	1800	75	0	-75	150	0	-150	<p>Proforma to be updated but March 2024 proforma proposes greater delivery of housing than what EHDC has included in the Housing Supply in the March 2024.</p> <p>EHDC considers the Position Statement to be an under-estimate of the delivery of homes, but it factors in delays to the process which is pragmatic in this case.</p>	<p>The application 3/22/2406/FUL this actually a Hybrid planning application, comprising of Outline approval for a residential-led mixed-use development for up to 1,800 dwellings and full planning approval for internal highways works relating to the construction of Stages 1a and 1b of the Sustainable Transport Corridor, linking the A10/A1170 to the B1004.</p> <p>This has not been determined and does not seek full permission for the proposed dwellings.</p> <p>There is a requirement for additional ecological evidence and flood evidence.</p> <p>There is a requirement from Highways for a "great deal" of further work.</p> <p>The council have a track record of being over optimistic on the delivery of this site.</p> <p>"Start to finish" Fig 3.1 suggests that an average time period from validation of application to first completions on a site of this size would be 6.6 years. This application was not validated until Jan 2023 according to this timescale would not deliver completions until June 2029 which is beyond both 5 year periods being considered in this report</p> <p>This is not clear evidence of delivery.</p>
GA1	The Gilston Area	5550	100	0	-100	200	0	-200	<p>Updated information provided following March 2024 Proforma Draft s106 week to be published commencing 24th June.</p>	<p>The Outline Application 3/19/1045/OUT is for up to 8,500 dwellings and is still awaiting decision.</p>

Planning Application Ref	Address	Total net dwellings proposed	5-Year Supply 2023-2028			5-Year Supply 2024-2029			Council Commentary	Appellant Commentary
			Council	Appellant	Difference	Council	Appellant	Difference		
									<p>Based on what we have been sent for Village 7 the Applicant's programme is earlier than what EHDC put into the 5YHLS statement. EHDC pushed back delivery by a whole year for the statement to be prudent. This accounts for further delay.</p> <p>The intention is that the decision notice will be issued by the end of July - 8 weeks.</p>	<p>The timescale for the s106 has not been met.</p> <p>The developers describe their role as the Master Developer, responsible for the delivery of all strategic infrastructure and s106 obligations to deliver serviced land parcels.</p> <p>Asa such no delivery partners have been identified yet.</p> <p>Land assembly is required for the Central Stort Crossing and Eastern Stort Crossing. This appears to require compulsory purchase powers to acquire this from unwilling landowners.</p> <p>The delivery in the Council's 5YHLSPS is simply based upon the assertions of Places for People that the proposed lead in time and delivery rates are appropriate. No evidence has been supplied to support these assertions.</p> <p>The Council and the Landowner have a record of being over optimistic regarding the delivery of this site.</p> <p>This is a large complex site with viability challenges (it is not delivering policy compliant affordable housing) and there are outstanding issues yet to be resolved.</p> <p>This is not clear evidence of delivery.</p>
GA1	Gilston Village 7 Land Off Church Lane	1500	50	0	-50	100	0	-100	<p>Updated information provided following March 2024 Proforma Draft s106 week to be published commencing 24th June.</p>	<p>The Outline Application 3/19/2124/OUT for up to 1,500 dwellings on part of this allocation is still awaiting decision.</p>



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Planning Application Ref	Address	Total net dwellings proposed	5-Year Supply 2023-2028			5-Year Supply 2024-2029			Council Commentary	Appellant Commentary
			Council	Appellant	Difference	Council	Appellant	Difference		
									<p>Based on what we have been sent for Village 7 by Taylor Wimpey the Applicant's programme is earlier than what EHDC put into the 5YHLS statement. EHDC pushed back delivery by a whole year for the statement to be prudent. This accounts for further delay.</p> <p>The intention is that the decision notice will be issued by the end of July - 8 weeks.</p> <p>Taylor Wimpey on board to deliver the site.</p>	<p>There is an outstanding objection form Essex County Highways.</p> <p>The Environment agency are seeking see an increased resilience against changes in surface runoff quality and quantity. They also outline the need for foul drainage upgrades.</p> <p>At present there is no consent on this site. The Council provide no clear evidence that this part of the site will deliver completions in the five year period.</p> <p>The Council have not included a separate trajectory for this part of the site.</p>
EWEL1	Land East of Welwyn GC	1350	125	0	-125	200	0	-200	<p>Updated Position June 2024 (as confirmed by Applicant)</p> <p>2024/25:</p> <ul style="list-style-type: none"> o Preparation and submission of formal amendments to planning application o Resolution of outstanding issues with statutory consultees <p>2025/26:</p> <ul style="list-style-type: none"> o Resolution to grant Outline planning permission o Finalisation of s106 Agreement o Formal grant of Outline permission o Discharge of conditions precedent o Submission of Reserved Matters o Commencement of prior mineral extraction o Commencement of first phase of development <p>2026/27</p> <ul style="list-style-type: none"> o Approval of Reserved Matters 	<p>Outline planning application (3/22/1315/OUT) is for 2,650 dwellings an encompasses land within both East Hertfordshire and Welwyn and Hatfield Council areas.</p> <p>The promoters Tarmac in their response to the Council in the Position Statement acknowledge that circa 162,000 tonnes of sands and gravels is required to be extracted from part of the site and that they will need to market the site to housebuilders. Neither of these events have yet occurred.</p> <p>There remain unresolved objections from statutory consultees relating to the existing landfill on site from the Environment Agency (27/10/23) and from the Lead Flood Authority (9/11/23).</p> <p>The average time between validation and first delivery on sites above 2,000 dwellings (Start to Finish) is 6.7 years so in this case validation was June 2022 and the average</p>



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									<ul style="list-style-type: none"> o Completion of prior mineral extraction o Completion of the initial 50 residential units (and thereafter as currently projected by EHDC) <p>Sands and Gravel extraction in a part of the site which will not affect the delivery of housing.</p>	<p>timescale would place completions outside of the Council's five year time frame.</p> <p>This is not clear evidence of delivery.</p>
WAS3	Walkern Road	60	60	0	-60	60	60	0	<p>Full Application submitted and due for planning committee in June 2024. S106 draft has commenced.</p> <p>Neighbourhood Plan Allocation in Watton-at-Stone Neighbourhood Plan (adopted December 2023)</p> <p>Approved Masterplan has been adopted. Fairview has confirmed updated delivery/construction dates demonstrating delivery within 5 years.</p> <p>No reason why it cannot be included in 5YHS.</p>	<p>The application (3/23/2108/FUL) for 60 dwellings was submitted on 03/11/2023 considerably after the start of the assessment period and should be excluded on these grounds.</p> <p>This is not clear evidence of delivery.</p>

Table 3. EHDC Category A sites and SPRU proposed changes

Planning Application Ref	Address	Total net dwellings proposed	Total net completions to date	Total Residual	Council							Appellant							Difference				
					2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total 2023-2028	Total 2024-2029	2023/24 (est)	2024/25	2025/26	2026/27	2027/28	2028/29	Total 2023-2028	Total 2024-2029	Total 2023-2028	Total 2024-2029	
3/21/110 0/REM 3/21/205 4/VAR	Land south of Hadham Road Bishop's Stortford	243	111	132	32	100						132	100	81	51					132	0	51	-49
3/13/080 4/OP	ASR's 1-4 Land at Bishop's Stortford North	1633	260	260	260	260	260	260	260	260	1300	1300	140	140	140	140	140	140	700	700	-600	-600	
3/21/233 9/REM 3/20/068 3/REM	ASR 5, Land at Bishop's Stortford North	529	219	310	80	80	80	70			310	230	44	44	44	44	44	44	264	220	-46	-10	
3/17/258 8/OUT	Bishops Stortford Goods Yard, Station Road,	641	149	492	160	132	100	100			492	332	109	66					175	0	-317	-266	
3/17/041 4/REM	Area 3, Land south of Hare Street Road	81	0	81	15	40	26				81	66	81						81	0	0	-66	

Table 4. EHDC Category B sites and SPRU proposed changes

Planning Application Ref	Address	Total net dwellings proposed	Total Residual	Council								Appellant								Difference	
				2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total 2023-2028	Total 2024-2029	2023/24 (est)	2024/25	2025/26	2026/27	2027/28	2028/29	Total 2023-2028	Total 2024-2029	Total 2023-2028	Total 2024-2029
BISH6	Bishop's Stortford High School	223	223							223	223	0					0	0	-223	-223	
BISH7	The Goods Yard, Bishop's Stortford	105	105					105		105	105	0					0	0	-105	-105	
BISH8	The Causeway	150	150				150			150	150	0					0	0	-150	-150	
	North-West Buntingford	58	58			20	38			58	58	0					0	0	-58	-58	
HERT3	West of Hertford (North)	342	342				100	100	100	200	300	0					0	0	-200	-300	
HERT4	North of Hertford (North)	118	118			21	49	48		118	118	0	0	0	0	0	0	0	-118	-118	
WARE2	Land North and East of Ware	1800	1800					75	75	75	150	0					0	0	-75	-150	
GA1	The Gilston Area	5550	5550					100	100	100	300	0					0	0	-100	-200	
GA1	Gilston Village 7 Land Off Church Lane	1500	1500					50	50	50	100	0					0	0	-50	-100	
EWEL1	Land East of Welwyn GC	1350	1350				50	75	75	125	200	0					0	0	-125	-200	
	Walkern Road	60	60			40	20			60	60	0				60	0	60	-60	0	

Table 5. New applications 2023/24 already included in the Land Supply

ref	title	address	type	decision	Decision date	Date received	Dwellings	
3/23/1917/VAR	Reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 3/19/0118/OUT for the erection of 253 dwellings (on parts of the site known as phase 1 North and phase 1 South): planning permission ref: 3/21/2939/REM: Variation of Condition 1 (approved plans): changes in levels, remodelling of the Bund and alterations to landscaping.	Land East Of Stevenage (EOS1) Gresley Way Stevenage	Variation of condition	Grant Plan Permission w Conds	06/12/2023	10/10/2023	253	Already included in supply 3/19/0118/OUT
3/22/2608/REM	Approval of reserved matters for, access, appearance, landscaping, layout and scale for planning approval 3/19/0118/OUT (Hybrid planning application seeking: Outline planning permission for the erection of up to 618 homes, primary and pre-school, up to 80 bed care home and up to 50 assisted living homes (C2 Use), neighbourhood hub comprising shops (up to 658 sqm of A1-A5 uses), community facilities (up to 400 sqm of D1 use), Travelling Show people site, public open space, landscaping, drainage infrastructure, all associated and ancillary development. Detailed planning permission for construction of the spine road, site accesses, drainage infrastructure and ancillary works) Construction of a sub-station and access road to serve the Care provision.	Land East Of Stevenage (EOS1) Gresley Way Stevenage	Approval of Reserved Matters	Grant Approval of Details (Reserv Mats)	04/05/2023	14/12/2022	748	Already included in supply 3/19/0118/OUT
3/22/2383/NMA	A non-material amendment of 3/19/0118/OUT - To amend the split of units associated with the 130 Class C2 care home and assisted living homes accommodation units from the approved '80 care beds and 50 assisted living homes' to '66 bed care home and up to 64 assisted living homes'.	Land East Of Stevenage (EOS1) Gresley Way Stevenage	App for Non-Material Amendments	Grant NMA	09/02/2023	11/11/2022	310	Already included in supply 3/19/0118/OUT
3/23/0613/REM	Reserved matters application relating to the layout, scale, appearance and landscaping of 76 dwellings, associated works, a sub-station and a pumping station to be provided in Parcel A in the Eastern Neighbourhood, Stortford Fields, together with an attenuation basin in Farnham Bourne Park, following approval of 3/22/0214/VAR (formerly outline planning permission 3/13/0804/OP).	Parcel A Land At Bishop's Stortford North Bishops Stortford Hertfordshire CM23 1JL	Approval of Reserved Matters	Grant Approval of Details (Reserv Mats)	15/02/2024	27/03/2023	76	Already included in supply 3/13/0804/OP
3/22/2158/VAR	Development of 200 homes with associated access, landscaping, parking, private amenity space, public open space and allotments. Variation of condition 2 (approved plans) of planning permission: 3/18/1523/FUL - Incorporation of a 3 metre deep landscape buffer into the garden of plots 16-24.	(SAWB3) Land At Chalks Farm South Of West Road Sawbridgeworth Hertfordshire	Variation of condition	Grant Plan Permission w Conds	09/06/2023	12/10/2022	200	Already included in supply 3/18/1523/FUL
3/22/1704/REM	Approval of reserved matters (layout, scale, appearance and landscaping) for Parcel G1 (a), (b) and (d) of planning permission 3/21/1749/VAR comprising 124 residential dwellings (Use Class C3) and associated works.	Parcel G1 (A), (B) And (D) Land At Bishops Stortford South (BISH5) Off Whittington Way	Approval of Reserved Matters	Grant Approval of Details (Reserv Mats)	10/02/2023	10/08/2022	124	Already included in supply 3/18/2253/OUT



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ref	title	address	type	decision	Decision date	Date received	Dwellings	
		Bishops Stortford Hertfordshire						
3/22/1030/OUT	Outline planning application with all matters reserved except access for the erection of up to 58 dwellings, amenity space, landscaping and all associated infrastructure.	Land To The North-west Of Buntingford (East Of The A10) Located Off Neale Drive And Phillips Way Buntingford Hertfordshire	Outline Application	Grant Plan Permission w Conds	19/03/2024	16/05/2022	58	Already included in supply 3/22/1030/OUT
3/22/2594/REM	Reserved matters consent following outline planning permission 3/13/0804/OP to provide 34 new homes on Site U	Parcel U Land At Bishops Stortford North, Bishops Stortford Hertfordshire	Approval of Reserved Matters	Grant Approval of Details (Reserv Mats)	04/08/2023	13/12/2022	34	Already included in supply 3/13/0804/OP

Table 6. New applications 2023/24 not included in the Land Supply

ref	title	address	type	decision	Decision date	Date received	No of dwellings
3/22/1429/FUL	Conversion of barn to a two bedroom single storey detached residential dwelling with garage and outbuilding. Alterations to fenestration and installation of additional windows and openings.	Home Farm Chapel Lane Little Hadham Ware Hertfordshire SG11 2AB	Full Application	Grant Plan Permission w Conds	06/04/2023	05/07/2022	2
3/22/2403/FUL	Change of use from Class E to Class C3 to form 3 residential units. First floor rear extension. Alterations to ground and first floor rear fenestrations. Partial retention of existing frontage ground floor commercial space.	35 - 37 Bell Street Sawbridgeworth Hertfordshire CM21 9AR	Full Application	Grant Plan Permission w Conds	12/04/2023	15/11/2022	3
3/23/0046/FUL	Demolition of agricultural buildings. Change of use of land and the erection of 2, 3 bedroomed dwellings with associated landscaping and parking.	Moles Farm Thundridge Hertfordshire SG12 0UG	Full Application	Grant Plan Permission w Conds	14/04/2023	12/01/2023	2
3/22/2237/FUL	Redevelopment of previously developed land consisting of the demolition of an existing helicopter hanger, and erection of 1no. detached dwellinghouse, with associated access, parking, residential curtilage and landscaping.	Labdens House Colliers End Ware Hertfordshire SG11 1EN	Full Application	Grant Plan Permission w Conds	19/04/2023	25/10/2022	1
3/23/0369/FUL	Change of use of building from office to part office, part residential, creating one 3-bedroom dwelling and one 2-bedroom flat. Erection of single and two storey rear extensions, creation of lobby area to front and alterations to fenestration.	16 Church Street Bishops Stortford Hertfordshire CM23 2LY	Full Application	Grant Plan Permission w Conds	24/04/2023	27/02/2023	2
3/22/1764/FUL	Demolition of dwelling and outbuilding and erection of 1, 4 bedroomed dwelling	Rowney Bois High Wych Road Sawbridgeworth Hertfordshire CM21 0HH	Full Application	Grant Plan Permission w Conds	24/04/2023	18/08/2022	1
3/22/2405/FUL	Separate existing dwelling to form two separate three bedroom dwellings. Insertion of two rear elevation roof light windows. Replacement of side elevation door.	The Old Hay Barn Back Lane Tewin Welwyn Hertfordshire AL6 0LS	Full Application	Grant Plan Permission w Conds	27/04/2023	15/11/2022	2

ref	title	address	type	decision	Decision date	Date received	No of dwellings
3/23/0158/FUL	Change of use of land and erection of 4 bedroom detached dwelling	Land Adjacent To North View Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF	Full Application	Grant Plan Permission w Conds	28/04/2023	27/01/2023	4
3/23/0492/FUL	Demolition of existing domestic storage building and stables. Construction of single storey front and side extensions and conversion of an existing detached garage into 1 self contained independent dwelling with 3 off street car parking spaces and new gated entrance.	Mill End Farmhouse Mill End Standon Ware Hertfordshire SG11 1LR	Full Application	Grant Plan Permission w Conds	09/05/2023	13/03/2023	1
3/22/1371/FUL	Change of use of part of the restaurant into use class C3 for one 2 bedroom dwelling. Change the first floor warehouse doors into a glassed window.	14 High Street Ware Hertfordshire SG12 9BX	Full Application	Grant Plan Permission w Conds	16/05/2023	30/06/2022	1
3/22/2204/FUL	Erection of 1, 3 bedroomed dwelling to include basement, landscaping and access	Rear Of 18-20 Gypsy Lane Great Amwell Ware Hertfordshire SG12 9RN	Full Application	Grant Plan Permission w Conds	01/06/2023	19/10/2022	1
3/23/0556/FUL	Demolition of side and rear extensions. Erection of a single storey rear extension and creation of 1, three bedroomed dwelling with associtated access and landscaping	2 Abbottsfield Cottages Fanhams Hall Road Wareside Ware Hertfordshire SG12 7RY	Full Application	Grant Plan Permission w Conds	15/06/2023	21/03/2023	1
3/22/2119/FUL	Demolition of outbuilding. Erection of a two storey dwelling. Extension of dropped kerb	30 Queens Crescent Bishops Stortford Hertfordshire CM23 3RR	Full Application	Grant Plan Permission w Conds	16/06/2023	07/10/2022	2
3/23/0223/FUL	Change of use of ancillary accommodation to 1 dwelling, single storey extension to North-West elevation, new ground floor windows and doors on North-West elevation.	Pomarium Ware Park Ware Hertfordshire SG12 0DX	Full Application	Grant Plan Permission w Conds	22/06/2023	06/02/2023	1
3/23/0811/FUL	Removal of chimney. Construction of single storey rear extension, three storey and part single storey side extension and second floor rear extension to form 2 one bedroom flats and 2 two bedroom flats., New side dormer with second floor side window, insert rooflight	132 London Road Bishops Stortford Hertfordshire CM23 3LQ	Full Application	Grant Plan Permission w Conds	30/06/2023	25/04/2023	4

ref	title	address	type	decision	Decision date	Date received	No of dwellings
	windows. New boundary brick wall, brick piers and steel railings. New boundary fence, gate and bin store.						
3/22/2641/FUL	Erection of one, two storey, three bedroom dwelling with attached double garage	4 Bury Lane Datchworth Hertfordshire SG3 6ST	Full Application	Grant Plan Permission w Conds	06/07/2023	19/12/2022	1
3/22/2243/FUL	Demolition of domestic stable block buildings. Erection of 3 dwellings together with access, landscaping.	Bockings 12 Church End Walkern Stevenage Hertfordshire SG2 7PB	Full Application	Grant Plan Permission w Conds	06/07/2023	25/10/2022	3
3/23/0905/FUL	Separate existing dwelling to form two separate three bedroom dwellings. Insertion of two rear small dormer windows. Replacement of side elevation door.	The Old Hay Barn Back Lane Tewin Welwyn Hertfordshire AL6 0LS	Full Application	Grant Plan Permission w Conds	10/07/2023	09/05/2023	2
3/23/1015/FUL	Demolition of existing garage, timber shed and greenhouse. Erection of 1 dwelling, with detached cycle store and associated landscaping	56 Green End Braughing Ware Hertfordshire SG11 2PQ	Full Application	Grant Plan Permission w Conds	20/07/2023	24/05/2023	1
3/23/1099/FUL	Conversion of existing dwelling into one three bedroom dwelling and one two bedroom dwelling, with the erection of a rear single storey extension and new additional windows and rooflights to the existing dwelling.	15C St Andrew Street Hertford Hertfordshire SG14 1HZ	Full Application	Grant Plan Permission w Conds	02/08/2023	07/06/2023	2
3/23/0978/FUL	Subdivision of existing two storey dwelling and roof extension to include raising of ridge height and insertion of front dormers to create 1 x 1 bedroom and 2 x 2 bedroom residential units. Insertion of two doors to side elevation and reduction of first floor side window. Insertion of Juliet balcony to second floor rear elevation	60 High Street Stanstead Abbots Ware Hertfordshire SG12 8AG	Full Application	Grant Plan Permission w Conds	03/08/2023	19/05/2023	3
3/22/2135/FUL	Demolition of garages. Erection of 5 residential dwellings with associated car parking, cycle storage, refuse storage, amenity space and landscaping.	Garages At Chapelfields Stanstead Abbots Hertfordshire SG12 8HX	Full Application	Grant Plan Permission w Conds	10/08/2023	10/10/2022	5

ref	title	address	type	decision	Decision date	Date received	No of dwellings
3/22/1580/FUL	Demolition of dwelling. Erection of 2 dwelling with associated parking and landscaping and relocation of dropped kerb	Redrick House Hampton Gardens Sawbridgeworth Hertfordshire CM21 0AN	Full Application	Grant Plan Permission w Conds	11/08/2023	25/07/2022	2
3/23/1057/FUL	Erection of a 4 bedroom detached dwelling with detached cycle store, associated parking, rear garden fence line and landscaping.	181 Musley Hill Ware Hertfordshire SG12 7NR	Full Application	Grant Plan Permission w Conds	15/08/2023	01/06/2023	4
3/22/1718/FUL	Demolition of existing bungalow and erection of replacement dwelling with associated landscaping and parking.	Bury Bungalow 282 Hertingfordbury Road Hertford Hertfordshire SG14 2LG	Full Application	Grant Plan Permission w Conds	16/08/2023	15/08/2022	0
3/22/1717/FUL	Demolition of buildings. Erection of 2 dwelling houses with associated landscaping and parking.	Bury Bungalow 282 Hertingfordbury Road Hertford Hertfordshire SG14 2LG	Full Application	Grant Plan Permission w Conds	16/08/2023	15/08/2022	2
3/23/0592/FUL	Change of use from existing equestrian buildings to create two 2 bedroom, two-storey residential dwellings. Alterations to fenestration and openings. Extension to rear with terrace at first floor. Creation of car-parking and landscaping.	Farthing Hall Stables Cole Green Hertford Hertfordshire SG14 2NL	Full Application	Grant Plan Permission w Conds	25/08/2023	24/03/2023	2
3/23/0423/FUL	Demolition of outbuilding, greenhouse and lean to. Part demolition of garage. Conversion of 2 dwellings to 1 dwelling. Alterations to garage to create outbuilding/home office, alterations to barn to create annexe. replacement of window cills, repairs to roof, replacement of fascias, replacement of render, replacement of glazed doors for windows and insertion of secondary glazing. Landscaping to include drainage works, new front gate.	1-3 Ash Cottage Albury Road Little Hadham Ware Hertfordshire SG11 2DQ	Full Application	Grant Plan Permission w Conds	15/09/2023	06/03/2023	-1
3/23/1405/FUL	Erection of detached five bedroom two-storey dwelling with swimming pool and associated landscaping works.	Tarrandune Wellpond Green Standon Ware Hertfordshire SG11 1NJ	Full Application	Grant Plan Permission w Conds	18/09/2023	20/07/2023	1

ref	title	address	type	decision	Decision date	Date received	No of dwellings
3/23/1465/FUL	Change of use from Use Class: E (Commercial, Business & Service) to Use Class: C3 (Residential) to create 1 x 1-bedroom dwelling and 1 x 2-bedroom dwelling, together with creation of new entrance on southern elevation and alteration to existing entrance on eastern elevation	24 Hockerill Court London Road Bishops Stortford Hertfordshire CM23 5SB	Full Application	Grant Plan Permission w Conds	25/09/2023	31/07/2023	2
3/22/2706/FUL	Erection of 6 dwellings. Conversion of barn to create 1, 2 bed dwelling with, access, parking, bin storage, and turning facilities. Alterations to car park and forecourt area.	10 Benington Road Aston Stevenage Hertfordshire SG2 7DX	Full Application	Grant Plan Permission w Conds	03/10/2023	28/12/2022	6
3/22/2294/FUL	Erection of five bedroom detached two-storey dwelling with basement; garage/ car port and car-parking spaces; two outbuildings; swimming pool; tennis court; and landscaping.	Albury Walled Garden Albury Hall Albury Hertfordshire SG11 2HX	Full Application	Grant Plan Permission w Conds	06/10/2023	31/10/2022	1
3/22/1947/FUL	Demolition of cart lodge. Erection of a 3-bed dwellinghouse to included SV panels to front roof slope, formation of parking area and installation of entrance gates. Alterations to stables outbuilding. Installation of air-source heat pump.	Land Adjacent To Ashford House The Ford Chapel Lane Little Hadham Ware Hertfordshire SG11 2AX	Full Application	Grant Plan Permission w Conds	13/10/2023	14/09/2022	1
3/23/0789/FUL	New 4 bedroom dwelling on the south-west of Vale Cottage with new vehicle access.	Vale Cottage 3 London Road Sawbridgeworth Hertfordshire CM21 9EH	Full Application	Grant Plan Permission w Conds	19/10/2023	21/04/2023	1
3/23/1686/FUL	Demolition of dwelling and erection of replacement four bedroom detached dwelling.	Bailiffs Cottage 5 Benington Park Farm Benington Park Benington Hertfordshire SG2 7BU	Full Application	Grant Plan Permission w Conds	27/10/2023	01/09/2023	1
3/22/2134/FUL	Demolition of garage and erection of 2 residential dwellings with associated car parking, cycle storage, refuse storage, amenity space and landscaping. Installation of gates and signage	Garages At Fanhams Road Ware Hertfordshire	Full Application	Grant Plan Permission w Conds	01/11/2023	10/10/2022	2
3/23/1806/COMP	Change of use of part of the ground floor and the full first and second floors from a bank (which has closed) to use class C3 for 3 residential dwellings (whilst partially retaining a ground floor shop), creating two	36 Fore Street Hertford Hertfordshire SG14 1BS	Commercial Class E to Dwellinghouses	Prior Approval Req/Grant with Conditions	14/11/2023	25/09/2023	3

ref	title	address	type	decision	Decision date	Date received	No of dwellings
	1 bedroom flats over the ground (rear) and first floors, and one 2 bedroom flat over the first and second floors.						
3/23/1685/FUL	Demolition of existing dwelling and erection of new building containing 4no. flats.	17 Castle Street Bishops Stortford Hertfordshire CM23 3TG	Full Application	Grant Plan Permission w Conds	24/11/2023	01/09/2023	4
3/23/1881/FUL	Demolition of existing buildings, construction of 5 x 3-bedroom chalet bungalows, access road, landscaping and supporting infrastructure.	Prestwick Ermine Street Buntingford Hertfordshire SG9 9RT	Full Application	Grant Plan Permission w Conds	28/11/2023	03/10/2023	5
3/23/1689/FUL	Demolition of existing bungalow and erection of two storey 5 bed dwelling and garage	68 Whempstead Road Benington Stevenage Hertfordshire SG2 7DE	Full Application	Grant Plan Permission w Conds	29/11/2023	04/09/2023	1
3/23/1402/FUL	Erection of 2no. two bed and 2no. three bed semi-detached dwellings, together with new access, associated car parking and landscaping works.	Storage Land At Elbow Lane And Rear Of 2 London Road Hertford Heath Hertford Hertfordshire SG13 7RH	Full Application	Grant Plan Permission w Conds	06/12/2023	20/07/2023	2
3/22/2133/FUL	Demolition of garages. Erection of 3 residential dwellings with associated car parking, cycle storage, refuse storage, amenity space and landscaping.	Garages At Lower Bourne Gardens Ware Hertfordshire SG12 0BJ	Full Application	Grant Plan Permission w Conds	06/12/2023	10/10/2022	3
3/22/2420/FUL	Change of use of office to 3 residential apartments. Insertion of two rear roof lights windows.	The Gatehouse 2 Hadham Hall Little Hadham Hertfordshire SG11 2EB	Full Application	Grant Plan Permission w Conds	12/12/2023	17/11/2022	3
3/22/1575/FUL	Construction of three, two-storey houses, together with the creation of new vehicular and pedestrian access way and 10 car parking spaces (revised).	Land To The Rear Of Dovedale Ware Hertfordshire SG12 0XL	Full Application	Grant Plan Permission w Conds	13/12/2023	22/07/2022	3

ref	title	address	type	decision	Decision date	Date received	No of dwellings
3/23/1878/FUL	Erection of two detached five bedroom dwellings with attached garage and air source heat pumps. Creation of associated parking, landscaping and access from Welwyn Road.	Land At 24 Calton Avenue Hertford Hertfordshire SG14 2ER	Full Application	Grant Plan Permission w Conds	20/12/2023	03/10/2023	2
3/23/1510/FUL	Demolition of workshop and erection of three, 3 bedroom, two-storey terraced dwellings with parking and amenity space.	36 Stanstead Road Hertford Hertfordshire SG13 7HY	Full Application	Grant Plan Permission w Conds	27/12/2023	04/08/2023	3
3/23/1771/FUL	Erection of 1 two storey dwelling with creation of access, associated parking and landscaping.	70A Stevenage Road Walkern Hertfordshire SG2 7NE	Full Application	Grant Plan Permission w Conds	08/01/2024	18/09/2023	1
3/23/1872/FUL	Change of use and conversion of barns to 3 residential dwellings including the creation of new window and door openings, erection of ancillary cart lodge structures, solar array and air source heat pumps, following demolition of other farm buildings and structures	Mardocks Farm Wareside Ware Hertfordshire SG12 7QN	Full Application	Grant Plan Permission w Conds	11/01/2024	02/10/2023	3
3/23/2032/FUL	Erection of 1 x detached dwelling (2-bedrooms), together with creation of parking area, provision of retaining wall with external steps and landscaping works	Halfway House Farm Stanstead Road Hunsdon Hertfordshire SG12 8PU	Full Application	Grant Plan Permission w Conds	12/01/2024	24/10/2023	1
3/23/1329/FUL	Demolition of outbuildings, erection of 2, two bedroomed dwellings, 3, three bedroomed dwellings and 2 four bedroomed dwellings, conversion of barn to dwelling. Change of use of Long Barn from Cafe/Retail (Class E) to ancillary residential use. Erection of new use class E building. Part demolition and reconstruction of front wall, with associated landscaping, parking and provision of access road (re-submission of 3/20/2375/FUL).	Hopleys High Street Much Hadham Hertfordshire SG10 6BU	Full Application	Grant Plan Permission w Conds	12/01/2024	12/07/2023	7
3/23/1896/FUL	Change of use and conversion of agricultural barn to form 2 residential dwellings. Insertion of mezzanine floor and alterations to fenestration. Insertion of 18 skylight windows. Parking and amenity areas.	Cole Green Barn St Mary's Lane Hertingfordbury Hertford SG14 2LF	Full Application	Grant Plan Permission w Conds	23/01/2024	06/10/2023	2
3/23/2216/FUL	Demolition of garage. Erection of 1, 4 bedroomed dwelling, incorporating solar panels and air source heat pump and associated parking and landscaping works.	34 Hertford Road Great Amwell Hertfordshire SG12 9RX	Full Application	Grant Plan Permission w Conds	24/01/2024	22/11/2023	1

ref	title	address	type	decision	Decision date	Date received	No of dwellings
3/23/2334/FUL	Retention of existing 4 bedroom detached dwelling (omission of the basement level and open light wells that were approved under planning permission 3/19/2065/FUL but not constructed, and with addition of 2 rear dormers and rooflight windows).	35 Burnham Green Road Burnham Green Hertfordshire AL6 0NL	Full Application	Grant Plan Permission w Conds	30/01/2024	05/12/2023	1
3/23/2175/FUL	Demolition of bungalow and detached garage. Construction of a replacement two storey larger family home with a first floor rear facing juliet balcony, and a triple detached garage with first floor above and 3 dormers.	Seven Pines Margery Lane Tewin Hertfordshire AL6 0JP	Full Application	Grant Plan Permission w Conds	01/02/2024	14/11/2023	0
3/23/1349/FUL	Conversion of stables/barn into two bedroom dwelling; installation of new windows, doors and roof lights; landscaping and provision of two car-parking spaces.	The Old Rectory Churchfield Road Tewin Welwyn Hertfordshire AL6 0JN	Full Application	Grant Plan Permission w Conds	02/02/2024	13/07/2023	1
3/23/1200/FUL	Removal and replacement of stables. Erection of a detached 3 bedroom dwelling with associated parking, cycle store building and landscaping.	Land Between Hawthorn House And Dane House Hall Lane Great Hornead Hertfordshire SG9 0NZ	Full Application	Grant Plan Permission w Conds	02/02/2024	23/06/2023	1
3/23/2340/FUL	Demolition of existing bungalow; erection of two detached, five bedroom dwellings with garages, car-parking and landscaping; installation of solar roof panels; chimneys and external BBQ area for Plot 1.	Christys Albury End Albury Hertfordshire SG11 2HS	Full Application	Grant Plan Permission w Conds	07/02/2024	05/12/2023	2
3/23/1221/FUL	Part retrospective demolition of 4 chalet bungalows. Erection of 7 affordable rent and shared ownership homes (5 three bedroom houses and 2 two bedroom bungalows) with new gardens, tree planting, air source heat pumps, hard and soft landscaping and associated parking.	1 - 4 Peasecroft Cottered Hertfordshire SG9 9QS	Full Application	Grant Plan Permission w Conds	09/02/2024	26/06/2023	3
3/23/2272/FUL	Demolition of detached dwelling, erection of new detached 4 bedroom dwelling, associated landscaping and new vehicular access.	Quinbury Farm Cottage Hay Street Braughing Hertfordshire SG11 2RE	Full Application	Grant Plan Permission w Conds	19/02/2024	29/11/2023	1

ref	title	address	type	decision	Decision date	Date received	No of dwellings
3/23/2146/FUL	Change of use and conversion of public house to create 2 dwellings, including the erection of a first floor rear extension, external alterations, and the provision of bike and bin storage. Removal of stairs to basement and replace with access hatch. Application for amendments to approval 3/21/0115/FUL	30 - 32 Port Vale Hertford Hertfordshire SG14 3AB	Full Application	Grant Plan Permission w Conds	28/02/2024	10/11/2023	2
3/23/2132/FUL	Loft conversion, incorporating hip to gable and rear glazed juliet balcony, to create a 1 bedroom dwelling over existing retail unit. Construction of refuse and cycle store.	21 Ware Road Hertford Hertfordshire SG13 7EB	Full Application	Grant Plan Permission w Conds	08/03/2024	08/11/2023	1
3/22/1215/FUL	Construction of 1 detached agricultural workers dwelling, with 2 off-street car parking spaces and new vehicle access on to Ducketts Lane.	Ducketts Farm Ducketts Lane Green Tye Hertfordshire SG10 6JW	Full Application	Grant Plan Permission w Conds	21/03/2024	10/06/2022	1
3/24/0074/FUL	Removal of bin store structure. Construction of 2 new dwellings incorporating a first floor balcony and glazed projecting bay, solar panels, ground floor bin store areas, private amenity space, new vehicular bi folding gate and cycle parking.	Dimsdale Yard 80 Fore Street Hertford Hertfordshire SG14 1BY	Full Application	Grant Plan Permission w Conds	25/03/2024	15/01/2024	2
3/23/1724/FUL	Change of use from office (B1 (a) to residential to create 1, 3 bedroomed dwelling	23 Hockerill Court London Road Bishops Stortford Hertfordshire CM23 5SB	Full Application	Grant Plan Permission w Conds	26/03/2024	08/09/2023	1

Table 7. Predicted completions for the period 2028/29 based on EHDC assumptions

Reference	Site name	EHDC predicted completions 2028/29
3/13/0804/OP	ASR's 1-4 Land at Bishop's Stortford North	260
3/18/2253/OUT	Land At Bishops Stortford South (BISH5) Off, Whittington Way	100
3/19/0118/OUT; 3/21/2939/REM	Land East Of Stevenage, (EOS1) Gresley Way,	100
HERT3	West of Hertford (North)	100
WARE2	Land North and East of Ware	75
GA1	The Gilston Area	150
EWEL1	Land East of Welwyn GC	75
Total		860



BEDFORD

Planning / SDD / SPRU

bedford@dlpconsultants.co.uk

BRISTOL

Planning / SDD / SPRU

bristol@dlpconsultants.co.uk

EAST MIDLANDS

Planning/ SDD

nottingham@dlpconsultants.co.uk

LEEDS

Planning

leeds@dlpconsultants.co.uk

LONDON

Planning

london@dlpconsultants.co.uk

MILTON KEYNES

Planning

miltonkeynes@dlpconsultants.co.uk

RUGBY

Planning

rugby.enquiries@dlpconsultants.co.uk

SHEFFIELD

Planning/ SDD / SPRU

sheffield@dlpconsultants.co.uk



RTPI

Chartered Town Planner

