

Allocation/Ref:	Site	Anticipated Status at Inquiry	S106 Status at Inquiry	Masterplan/SPD	Proforma at 5YHS Position Statement	Updated Proforma or Written update at Inquiry	Other Evidence of Delivery/Rate of Delivery
Deliverable part a							
BISH3	ASR's 1-4 Land at Bishop's Stortford North (Ref: 3/13/0804/OP)	Implemented	Signed S106	Adopted	N/A	N/A	Updated EHDC Completion data. Phasing Plan for Eastern Neighbourhood

The 5YHS Position Statement (March 2024) identifies 1300 homes in part a with 260 homes (per year) planned for completion in the 5YHS. The LPA has gathered more information to support its evidence of the proposed build rates, in connection with the wider development, including additional development parcels not included in the original hybrid outline permission, following March 2024. Completions on this site commenced in 2018/19 on the Western Neighbourhood. There are 5 housebuilders/developers active on this site including Taylor Wimpey, Persimmon, Tilia, Vistry/Bovis and the Consortium Group building out separate parcels, and on occasion, multiple parcels at any time. The latest completion evidence is as follows:

	Net Proposed	Completions						Total Comps	Remaining
		18/19	19/20	20/21	21/22	22/23	23/24		
ASR 1 - 4 Bishop's Stortford	2200	84	286	267	151	105	32	925	1275
							up to 22/23	890	1310
								(net figure)	

The latest completion data indicates 890 completed units in the Western Neighbourhood by 2022/23. The 2023/24 completions are not up to date. The rate of completions indicates that approx. 202 completions (on average) has taken place in the 4 years that proceeded the first year of completions in 2018/2019. Delivery rate exceeded 260 dpa over in 2020-2022.

The remaining completions on the wider site are within the Eastern Neighbourhood and associated parcels which include a Local Centre, Residential Care Homes and Parcel D1 (formerly allocated as a school). This equates to a further 1359 homes.

The Consortium (acting on behalf of all individual housebuilders) has submitted an application to discharge the Phasing Plan for the Eastern Neighbourhood which indicates commencement of works on all 1359 homes will begin in 2024 and 2025 (see appendix 4). The LPA has calculated that a conservative build-out which anticipates completion of all remaining homes by 2028/29 (see appendix 5). This data is based on an average dpa of 227 homes per annum which is broadly consistent with the build out of the Western Neighbourhood Centre. This suggests the completion rate of 5YHS within the Housing Position Statement (March 2024) is broadly achievable. It is also important to note that the previous Inspector accepted the evidence of the build programme for this (and all other) Category A sites in the 2023 Whempstead Road Appeal. Nothing has changed since to render this site less deliverable a year or so later on.

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BISH3	ASR 5, Land at Bishop's Stortford North (St Michael's Hurst)	Implemented	Signed S106	Adopted	N/A	N/A	Updated EHDC Completion data

The development of St Michael's Hurst comprises up to 529 homes which includes Parcels A, B, C and D (relative to the outline permission) and Parcel E subject to a resolution to grant full permission (February 2024) with s106 pending completion. The Developer is Countryside (now Vistry).

The latest completion data indicates 272 homes were completed by 2022/23 on Parcels A-D.

BISH3 C - ASR 5	Status	Proposed Dwellings	Comps							Total
			17/18	18/19	19/20	20/21	21/22	22/23	23/24	
3/18/0652/OUT	superseded	260								all superseded
3/20/0683/REM	completed	53					26	27		53
3/21/2339/REM	started	207							24	24
3/13/0886/op	granted	329								all superseded
3/16/1897/rem	completed	91	4	65	19	2	1			91
3/17/1670/rem	completed	non res								non res
3/17/1716/rem	completed	128		1	44	64	19			128
								272		296

There are a further (up to) 257 homes due for completion which averages 51 dwellings per annum which is consistent with earlier data which demonstrates 54 dpa have occurred on this site. This provides clear evidence of delivery rates indicates the completion of all remaining units within the 5 years of the 5HYS.

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<p>District Plan and Neighbourhood Plan Site Allocations The appellant considers 85 out of 1126 homes within the District Plan and Neighbourhood Plan Site Allocations (as taken from the Housing Position Statement) are supported by clear evidence of delivery within 2023-2028. The LPA considers there are 1667 homes deliverable as part of the Category B sites.</p>							
BISH6	Bishop's Stortford High School	Outline Approval	Advanced/Signed S106	Adopted Masterplan	Yes/	Yes	Update from Applicant (June 2024)
<p>Development: Outline planning application for the demolition of existing buildings and all matters reserved apart from vehicular access to and from London Road and to and from Thorley Hill Primary School for the erection of up to 223 dwellings, with associated access, parking, landscaping. (Ref: 3/20/0151/OUT).</p>				<p>Homes within EHDC's 5YHS: 223 Homes within Appellant's 5YHS: 0</p>			
<p>The site was not included in the March 2024 Housing Position Statement as part of the 5 year supply as the LPA did not at that time have what they considered clear evidence of delivery within the 5 years. This situation has materially changed. The LPA now considers that there is clear evidence of the site coming forward and that completions will take place within 5 years.</p> <ul style="list-style-type: none"> - The High School is closing at the end of the school year. - The applicant has confirmed that they are anticipating signing the s106 agreement in July 2024, pursuant to the outline planning application. - The applicant for this site (Bellway) has commenced pre-application discussions on a reserved matters submission, due for submission in the summer of 2024 and has agreed to enter into a PPA with the LPA from pre-application through to determination. - The applicant has confirmed intention to start on site early 2025 and that they intend to complete all 223 homes within the 5 year period (2023-2028). - There are no major pieces of infrastructure as part of the proposals, and the only major enabling works comprise the demolition of the school which can be carried out quickly following commencement of works. - The development is subject to an adopted masterplan with the outline application (including an indicative scheme in the DAS) which complies with the masterplan. - The initial pre-app for the RM submission builds upon the established planning principles in the outline application and masterplan. <p>Summary: With the school closure now confirmed, the (outline) s106 due to be signed, and a PPA in place confirming a programme to consider the reserved matters, the site remains on track to be delivered and the above statement of progress amounts to clear evidence of delivery. The appellant has not provided any clear evidence to the contrary.</p>							

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BISH7	The Goods Yard, Bishop's Stortford	Part Implemented	Advanced S106 Draft	Adopted Masterplan	Yes	Yes	Written confirmation of intended programme from applicant
<p>Development: Full permission for residential dwellings (Use class C3) and commercial floorspace (Use class E), together with associated car parking, plant, sub station, landscaping, public realm and infrastructure works, Outline permission (with all matters reserved) for residential dwellings (use class C2 / C3), commercial floorspace (Use class E) and multi storey car park, together with associated car parking, plant, landscaping, new public realm and infrastructure works. [For information: the full application is for 178 residential dwellings and 3,006sqm of commercial floorspace, all within buildings of up to 7 storeys. The outline application is for up to 245 residential dwellings (with no more than 173 C2 dwellings), up to 270sqm of commercial floorspace and up to 565 multi-storey car parking spaces, all within buildings of up to 7 storeys.]</p>					<p>Homes within EHDC's 5YHS: 423 Homes within Appellant's 5YHS: 0</p>		
<p>The site master developer (Solum) has provided an update to the information submitted in the Housing Position Statement March 2024. The site previously benefitted from a hybrid planning permission with detailed permission for circa 323 homes and outline permission for 318 (641 in total). Permission was implemented with the detailed element (blocks A and B) having been completed and are now fully occupied along with a substantial part of the central spine road. In 2022, a revised hybrid planning application was submitted for 423 homes (245 in outline and 178 in detail). Greater Anglia required a change to the red line (reducing the site area) so that the rail sidings could be retained. This hybrid application is subject to a further revision with changes to the outline red line area to respond to the build parcels within the detailed element with revisions and updated supporting documents to be submitted in July 2024. The quantum of development is increasing by 105 homes with 746 homes due to be built on this site.</p> <ul style="list-style-type: none"> - The LPA anticipates all 423 to be brought forward from 2026-2028 with works continuing in 2024 through to completion. - Pre-app on reserved matters blocks has commenced and the revisions will be accompanied by an updated drainage strategy which is being designed to account for the diversion/culverting of the ordinary watercourse on the site which took place at part of the temporary car park consent for part of the site. - Good progress continues to be made on the current hybrid application with Planning Committee planned for summer 2024. - An advanced s106 Draft is in circulation and Draft planning conditions have been prepared. - A draft officer report has been prepared. <p>Summary: Given the principle of development is well established, there has been continued good progress on the current hybrid application, and the applicant confirms that they intend to complete all remaining homes by 2028, with the LPA seeing no evidence to the contrary.</p>							

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BISH8	The Causeway	Pre-Application		Adopted SPD	Yes	Yes	Updated Statement from Landowner (East Herts District Council)
<p>Development: Outline planning application (with all matters reserved apart from layout and access) for mixed-use development of 5 development plots and sub-plots comprising retail (use class E), commercial (use class E) and up to 225 no. residential units (including up to 75 no. extra care units) (all use class C3), along with an Arts Centre (comprising leisure, community, and ancillary uses and facilities) (sui generis), the creation of new and improvements to existing streets, footpaths and public spaces, and associated works (including car parking, landscaping, drainage works). Ref: 3/22/2571/OUT (withdrawn)</p>				<p>Homes within EHDC's 5YHS: 150 Homes within Appellant's 5YHS: 0</p>			
<p>This site was subject to an outline application withdrawn in 2023 by the applicant for a mixed use development with the Council as the landowner having appointed City Heart to bring the project forward. The LPA sought additional information back in 2023 which ultimately resulted in the applicant withdrawing the application whilst the Development Agreement was formalised between the parties.</p> <ul style="list-style-type: none"> - The Landowner has provided an updated statement confirming the Development Agreement is anticipated to be agreed in the summer 2024 with application work recommencing in autumn 2024, alongside further masterplanning in accordance with the SPD for the site. - The LPA considers the resulting 12 month delay to the planning process will result in the build programme also being delayed by 12 months. - As such, in accordance with advice from the landowner (part of EHDC), the LPA anticipates the housing will come forward a year later than anticipated in the March Position Statement 2024. <p>Summary: In light of the delay, the applicant has now indicated that a full planning application will be prepared (other than outline which the previous application was comprised of) Early discussions with the landowner/applicant indicate that the previous issues raised during the outline application will be fully addressed. The site was also considered deliverable in 2023 under the Whempstead Road Appeal by the Planning Inspector, and apart from the delay, the site remains in the LPA's view clearly deliverable within 5 years.</p>							

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	North-West Buntingford	Outline Approval (in 2023)	Signed S106	Adopted	Yes	Yes	Update from Developer
Development: Outline planning application with all matters reserved except access for the erection of up to 58 dwellings, amenity space, landscaping and all associated infrastructure. (Ref: 3/22/1030/OUT)				Homes within EHDC's 5YHS: 58 Homes within Appellant's 5YHS: 0			
<p>This site benefits from outline planning permission for 58 homes which will be the final part of the wider North West Buntingford development which a significant part of has been completed (by Redrow Homes) to date.</p> <ul style="list-style-type: none"> - The Applicant (Pigeon Homes) confirms reserved matters will be submitted by the end of 2024. - The Applicant has confirmed they are in the process of selecting a party to deliver the site and have subsequently confirmed that they have engaged with multiple housebuilders and will be looking to submit reserved matters in 2024 with a view to starting on site in 2025. - The Development subject to approved masterplan and outline planning permission with Redrow development adjacent nearing completion. <p>Summary: This provides up to date clear evidence that the applicant intends to implement this development and that the site is deliverable within 5 years. There is no additional major infrastructure proposed as part of this development. The Site is easily deliverable within 5 years with no major impediment to its delivery.</p>							

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HERT3	West of Hertford (North)	Resolution to Approve (April 2024)	Advanced S106	Adopted	Yes	Yes	Update from Developer
<p>Development: Outline Application for 342 residential dwellings (of a range of size and type) together with associated access, parking, public open space and amenity space. Access and Scale to be determined (Layout, Appearance and Landscaping reserved for future determination). (Ref: 3/19/0790/OUT)</p>					<p>Homes within EHDC's 5YHS: 200 Applicant position on 5YHS: 342 Homes within Appellant's 5YHS: 0</p>		
<p>Application benefits from a resolution to grant planning permission subject to s106 agreement. Scale and Access to be approved as part of the outline application. There has been no change from January Proforma position as set out in the March 2024 Position Statement.</p> <ul style="list-style-type: none"> - The applicant/master-developer L&R has confirmed that they are aiming to complete s106 for outline application asap following resolution to grant permission back in April 2024. - The applicant has stated that the remaining reserved matters to be submitted immediately, following completion to s106 agreement with on-going work on discharging conditions having commenced already. - Applicant confirms that RP (Network Homes) is on board to deliver affordable homes. - The Proposals are in accord with adopted masterplan. - The Applicant has advised the LPA that it is their intention to complete all 342 homes within 5 years and has prepared a programme to deliver the development in this timeframe. - The 5YHS position statement prepared by the LPA considers a more pragmatic approach for the delivery of this site which anticipates additional time for the reserved matters and conditions to be completed with completions taking place in the last 2 years of the 5 year supply. - There are no longer viability issues and the s106 remains substantially agreed between the parties. - The LPA considers taking a more cautious approach to delivery is reasonable and therefore, in addition to the commentary from this applicant there remains clear evidence of delivery within 5 years of 200 homes (which is less than the 342 stated by the applicant in the proforma). <p>Summary: Through the resolution to grant permission, agreeing an affordable housing provision and s106 mitigation package and with the written intentions of the applicant, the LPA can demonstrate clear evidence of progress of this site allocation since the 2023 Appeal. In addition, taking a pragmatic and cautious approach to delivery within the 5 years, the LPA consider we have addressed the shortcomings of the evidence from the 2023 Appeal whereby the Inspector elected to deduct the housing from the 5YHS.</p>							

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HERT4	North of Hertford (North)	Resolution to Approve (July 2024)		Adopted	Yes	Yes	Applicant confirms start date in 2025 and revised delivery rates within 5 years.
<p>Development: Erection of 118 dwellings, including access roads, cycle and pedestrian routes, cycle and car parking, public open space, landscaping, tree protection measures, sustainable urban drainage system (SuDS) and associated ancillary structures. (Ref: 3/23/1642/FUL)</p>				<p>Homes within EHDC's 5YHS: 118 Applicant position on 5YHS: 118 Homes within Appellant's 5YHS: 0</p>			
<p>Significant progress can be evidenced on this site following the submission of the full application in 2023 and approval of the masterplan.</p> <ul style="list-style-type: none"> - A Full application is scheduled to be recommended for approval at Development Management Committee in July 2024. - The scheme is in accordance with approved masterplan for the site allocation. - The Site is no longer affected by potential minerals extraction on sites to the north. - The Applicant has updated the delivery programme in the Proforma noting intention to start in 2025 and complete within 5 years by 2027/28. <p>Summary: In addition to the March 2024 Proforma and updated note from the developer in June 2024, the District Plan site allocation, the adopted masterplan, the submission of the application and revised documents, the heads of terms (as set out in the revised cover letter related to the application) and committee report provide clear and robust evidence that the key planning issues have been overcome and that the development remains on track for implementation in line with the time line confirmed by the applicant. There is no evidence otherwise which would indicate that this District Plan allocated site is not deliverable within 5 years.</p>							

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SAWB4	North of Sawbridgeworth	Resolution to Approve (TBC)	Advanced S106	Adopted	Yes (incomplete)	Yes	Applicant confirms delivery of detailed element within 5 years
<p>Development: Hybrid planning application comprising: Full planning permission for 85 dwellings along with a new access onto Cambridge Road, provision of new spine road, landscaping, associated infrastructure and the demolition of existing dwelling; and Outline planning permission for 99 dwellings with associated open space, landscape and infrastructure with all matters reserved except access. (Ref: 3/18/2735/FUL)</p> <p>Pre-Application Ref: 3/23/0019/MPREAP: Emerging reserved matters proposals for the Phase 2 element of application ref: 3/18/2735/FUL</p>				<p>Homes within EHDC's 5YHS: 85</p> <p>Applicant position on 5YHS: 85</p> <p>Homes within Appellant's 5YHS: 85</p>			
<ul style="list-style-type: none"> - Hybrid Application comprises approval for 85 homes (in detail) and 99 in (outline). - Resolution to grant permission with s106 to be finalised. - It is understood that the applicant (Vistry/Countryside) now considers that 85 homes are deliverable within 5 years. - No information has been provided by the applicant as to the outline element (notwithstanding being invited to in the Position Statement proforma). - Pre-application discussions have taken place in 2023 which suggest the applicant intends to progress this part of the site having confirmed in the March 2024 proforma that the site will benefit from accelerated delivery through Vistry's Partnerships Model, where delivery partners are identified at early stages. - Notwithstanding, this site is no longer contested by the appellant (in terms of 85 homes). 							

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WARE2	Land North and East of Ware	Outline Application submitted		Adopted	Yes	TBC	Position Statement confirms reduced build rate from proforma to build in some time for delay.
<p>Development: Hybrid planning application, comprising: a) Outline approval for a residential-led mixed-use development for up to 1,800 new market and affordable homes, including self-build and custom build homes and around 3 hectares of new employment provision, mixed-use local neighbourhood centres, new retail, business, commercial and community uses, new and expanded primary schools, with early years facilities and new secondary school provision, new public open space and outdoor sports facilities, including all an weather 3G sports pitch, the provision of plots for Travelling showpeople, new ecological areas, allotments, woodlands and other public areas, new pedestrian, cycle and vehicular accesses and movement networks within the site, associated drainage and SuD's infrastructure, utilities, energy and waste facilities and enabling infrastructure works to the existing highway, other supporting works, facilities and infrastructure, together with associated temporary enabling works and structures. With all matters reserved for later approval, apart from works in connection with the associated primary and secondary access junctions at the A10/A1170/Moles Farm interchange and the access junction at the B1004 at Widbury Hill and at Fanhams Hall Road. b) 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, via the new access junctions, as defined on the Movement and Access Parameter Plan and the Detailed Access Plans. (Ref: 3/22/2406/FUL)</p>					<p>Homes within EHDC's 5YHS: 75 Applicant position on 5YHS: 300 Homes within Appellant's 5YHS: 0</p>		
<p>The LPA will provide an update in advance of the Inquiry on this site.</p> <ul style="list-style-type: none"> - The March 2024 proforma proposes greater delivery of housing than what EHDC has included in the Housing Supply in the March 2024. - 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>Summary: Through the securing of revisions to the hybrid application, the LPA can demonstrate clear evidence of progress of this site allocation since the 2023 Appeal. In addition, taking a pragmatic and cautious approach to delivery within the 5 years, the LPA consider we have addressed the shortcomings of the evidence from the 2023 Appeal whereby the Inspector elected to deduct the housing from the 5YHS. The applicant has entered into a PPA with the LPA which will be updated.</p>							

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GA1	The Gilston Area (Villages 1-6)	Resolution to Approve	Advanced S106/Signed S106	Masterplan has commenced	Yes	TBC	Case Officer Update S106 Final Draft to be published
<p>Development: Outline planning with all matters reserved apart from external vehicular access for the redevelopment of the site through the demolition of existing buildings and erection of a residential led mixed use development comprising up to 8,500 residential homes including market and affordable homes; retirement homes and extra care facilities; provision for Gypsies and Travellers pitches/Travelling Showpeople plots; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste management facilities; vehicular bridge links; car parking; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; undergrounding and diversion of power lines; lighting; engineering works, infrastructure and associated facilities; together with temporary works or structures required by the development. (Ref: 3/19/1045/OUT)</p>						Homes within EHDC's 5YHS: 100	Applicant position on 5YHS: 100 Homes within Appellant 5YHS: 0
<p>The council resolved to grant in February 2023 subject to completion of the s106. There was no official timescale for the s106 but it is intended that the decision notice will be issued at end July 2024. The Master Developers (Places for People (PFP)) are a registered provider and have reserved the right to bring forward parcels themselves. All land required to complete the first phase of infrastructure for the Central Stort Crossing is in the applicant's land ownership already and for the second phase of the CSC agreements are in place with Harlow Council and the Highways Authority. No CPO is required for the Central Stort Crossing, which is required to be delivered by 1,500 homes. Officers confirm that the enabling works have progressed. The final technical approvals required under the Highways Act are also making good progress. Furthermore, contracts and funding are in place through the Housing Investment Grant, overseen by Homes England and Hertfordshire County Council. The area of the Eastern Stort Crossing to which any CPO would apply is not required to be delivered until the end of or even beyond the five year period as the ESC is required to be delivered by 3,250 homes. The authorities have confirmed the willingness to undertake the compulsory purchase of land required to deliver the Eastern Stort Crossing. However, at this current time it is not anticipated by EH that this will be required and in any case does not prevent the commencement of completion of housing delivery within the 5 year supply period. The LPAs, CCs and Applicant is working on a full programme for the delivery of first RMAs, subject to a Planning Performance Agreement (PPA). The appellant has not provided evidence to demonstrate delivery timeframes are not achievable. The assumptions in the District Plan planned for approximately 3,000 dwellings across the site as a whole by 2033. This remains on track with just under 3,000 by 2033. The LPA acknowledges the site is complex but the viability and housing and all other issues on the planning application have been resolved with permission due to be issued imminently. With a large complex site there is always long lead in times but while the decision notices are not yet issued there has been considerable progress on technical design matters and preparation of RMAs so that they are able to be submitted immediately following the decision notices, in accordance with the agreed project delivery programme that the Councils and Applicant are signed up to in the PPA which has been entered into by the relevant parties.</p>							

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GA1	Gilston Village 7 Land Off Church Lane	Resolution to Approve	Advanced S106/Signed S106	Masterplan has commenced	Yes	TBC	Case Officer Update PPA
<p>Development: Outline planning application for development including demolition of existing structures, refurbishment and change of use of existing Grade II Listed Brickhouse Farm Barn and structures and erection of a residential led mixed use development comprising: up to 1,500 residential market and affordable homes; a mixed use local village centre; retail, business, commercial and community uses; primary school, early years and nursery facilities; leisure and sports facilities including a football hub; provision for 8 no. pitches for Gypsies & Travellers; open spaces, ecological areas, woodlands and public realm; pedestrian, cycle and vehicular accesses and network within the site; associated drainage, utilities, energy and waste facilities and infrastructure; works to and realignment of the existing highway; other supporting works, facilities and infrastructure; together with associated temporary enabling works or structures. With all matters reserved apart from detailed works to the A414 Church Lane junction (phased development). (Ref: 3/19/2124/OUT)</p>						Homes within EHDC's 5YHS: 50	Applicant position on 5YHS: 250 Homes within Appellant 5YHS: 0
<p>The council resolved to grant in March 2023 subject to completion of the s106. There was no official timescale for the s106 but it is intended that the decision notice will be issued at end July 2024. The Village 7 applicant (Taylor Wimpey) trajectory provided in their response to the 5YHLS questionnaire had delivery of homes during 2025. The LPA pushed this back to 2026. As with V1-6, the LPA have a very detailed programme for delivery of V7 and have been engaging on the scopes of first infrastructure and residential RMAs so they are ready for submission as soon as masterplans are approved. This was included as a site allocation as a whole, though the 5YHLS statement included the submissions from both applicants. This site has been subject to a PPA between EHDC, HCC and Taylor Wimpey.</p> <p>The pending s106 publication and anticipated completion, and subsequent decision indicates that very good progress has been made on this site since the Appeal Inspector's decision in 2023. The applicant and LPA are signed up to a PPA with key master planning and RMA milestones and delivery programmes appended, including submission of reserved matters and conditions discharges. The LPA considers this comprises clear evidence of progress and that completion of homes in accordance with the programme is achievable. The LPA is being pragmatic in including a lower estimate for the completion of homes within the 5YHS.</p> <p>Summary of GA1 Allocation: Significant progress can be evidenced about both Villages 1-6 & Village 7 as part of the Gilston Area (GA1) Site Allocation following the 2023 Appeal through the resolution of the planning issues, the decision of the Development Management Committee to resolve to grant permission and subsequent advancing of the s106 Agreement to its pending completion and signature. On-going site investigations and infrastructure provisions are taking place in accordance with the approved infrastructure consents and the applicants for both Villages 1-6 and Village 7 are preparing to submit reserved matters and carry out further masterplanning work. The LPA and Applicant remain constructively engaged in the delivery of the site through PPAs with decision notices planned to be issued in July 2024. The LPA considers it is taking a cautious and realistic approach to the delivery of the site with reducing the 5YHS from 350 to 150 overall on both sites which addresses the issues raised by the Inspector at the 2023 Appeal.</p>							

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EWEL1	Land East of Welwyn GC	Outline Application submitted		Adopted	Yes	Yes	Applicant update on programme
<p>Development: Outline planning application with all Matters reserved except Access (apart from internal circulation) for the Proposed Development as shown on the Parameter Plan, Land Use Budget, Access Arrangements Plans and Mineral Extraction Plans, comprising: 2,650 new homes: sites for two primary schools and one secondary school, including associated sports facilities; two mixed use local centres, which could include land uses within the following Use Classes: C1 (hotels); C2 (residential institutions); C3 (dwellinghouses); E (commercial, business and services); F1 (learning and non-residential institutions); and F2 (local community); a gypsy/traveller site, accommodating 15 pitches; a network of green infrastructure complementing that in the site's environs and including extensive informal open space, as well as allotments/community orchards and play areas; vehicular access via the A414, B195 and Cole Green Lane, including the re-alignment of the B195; internal roads, footpaths, cycleways and bridleways; sustainable drainage and utilities infrastructure, including drainage basins, four water pumping stations and electricity sub-stations; prior extraction of circa 162,000 tonnes of sands and gravels from that part of the site to the north of public footpath Hertingfordbury 023 and to the west of Birchall Wood; and the management and control of the historic landfill in the central part of the site, including measures to ensure the safety of site users. (Ref: 3/22/1315/OUT)</p>					<p>Homes within EHDC's 5YHS: 125 Applicant position on 5YHS: 125 Homes within Appellant 5YHS: 0</p>		
<p>The applicant has confirmed the extraction will occur in part of the site (to the far north) which will not prohibit commencement of the residential parts of the site. The applicant has set out a realistic project timeframe whereby the outstanding consultee issues will be addressed and has agreed to update the PPA with an agreed set of milestones. The LLFA are engaged in the process of agreeing the site wide drainage strategy as are the County Council on the detailed infrastructure provisions. Good progress has been made following the 2023 Appeal decision and the key issue relating to the Welwyn Hatfield local plan allocation in the adjoining council has been overcome with the applicant planning a resubmission in 2024 which aligns with both local plan site allocations. The applicant has confirmed that no part of the housing development will take place in the Green Belt and will instead align with the local plan allocation proposals map.</p>							
<p>Summary: In summary, the proposed application is advancing and good progress is being made on the detailed access component (Birchall Lane and the sequence of junctions) and drainage strategy. The revised proposals are being prepared in accordance with the adopted Masterplan (approved in 2023). The above progress report demonstrates clear evidence of delivery with substantial advancing of the planning application from 2023. The LPA have taken a pragmatic approach to the housing completion rate with only a small quantum anticipated to be completed by 2028. This approach overcomes the concerns raised by the Inspector in the 2023 Appeal.</p>							

Allocation/Ref:	Site	Anticipated Status at Inquiry	S106 Status at Inquiry	Masterplan/SPD	Proforma at 5YHS Position Statement	Updated Proforma or Written update at Inquiry	Other Evidence of Delivery/Rate of Delivery
WAS3	Land at Walkern Road, Watton at Stone	Resolution to Approve	Advanced S106	Adopted	Yes	Yes	Applicant intends to start in 2024, pending permission being obtained. Archaeological work being carried out on site.
<p>Development: Erection of 60 residential units (Use Class C3) with creation of access, car parking, landscaping, amenity and open space, substation, pedestrian/cycle paths and associated development. Provision of footbridge across the River Beane (Ref: 3/23/2108/FUL)</p>					<p>Homes within EHDC's 5YHS: 60 Applicant position on 5YHS: 60 Homes within Appellant 5YHS: 0</p>		
<p>A Full Application was submitted in November 2023 and is on the published agenda for the planning committee scheduled for the 19 June 2024. S106 draft has commenced. The site comprises a Neighbourhood Plan Allocation in Watton-at-Stone Neighbourhood Plan (adopted December 2023) with the site having been through a selection and masterplanning process with the Watton-at-Stone Neighbourhood Planning Group including local Councillors and stakeholders. There are no outstanding planning issues with the proposal meeting the requirements of the Approved/Adopted Masterplan and site allocation policy criteria in full. The developer/applicant (Fairview) has confirmed updated delivery/construction dates demonstrating delivery within 5 years. There is no reason why it cannot be included in 5YHS and no clear evidence indicating the site is not deliverable within 5 years.</p>							