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

**DRAFT STATEMENT OF COMMON GROUND ON FIVE YEAR LAND SUPPLY,
AFFORDABLE HOUSING AND SELF BUILD**

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

To be agreed between the Appellant, Countryside Partnership Ltd and Wattstown Developments Ltd and the Defendant, East Hertfordshire District Council

Land East of the A10, Buntingford, Hertfordshire

LPA Reference: 3/23/1447/OUT

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

**Prepared by
DLP Planning Ltd
Bedford
And
East Herts District Council**

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1.0 INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) on the matter of the Five Year Supply has been prepared by SPRU/DLP Planning Ltd on behalf of Countryside Partnership Ltd and Wattstown Developments Ltd ('the Appellant'), and its contents have been agreed with East Herts District Council ('the Council').
- 1.2 It relates to an appeal against the refusal by the Council of an application for planning permission with respect to a development on land west of Buntingford ('the Appeal Site') also known as Buntingford West.
- 1.3 This SoCG has been prepared with reference to the above guidance issued by the Planning Inspectorate and the Case Management Conference and sets out matters regarding the Five Year Land Supply which are agreed and matters which remain in dispute, to assist the forthcoming appeal.
- 1.4 Section 2 sets out the matters of agreement.
- 1.5 Section 3 sets out the matters of disagreement with a Scott Schedule that summarises the Appellant and the Council's respective positions.
- 1.6 Section 4 provides a summary of the disputed sites within the housing supply (with further details provided in Appendix 1).
- 1.7 Section 5 sets out a comparison of the 5-year housing land supply calculations using the supply identified by the Council and by the Appellant based on the alternative assumptions that are disputed.

2.0 MATTERS OF AGREEMENT

Housing Delivery

2.1 The Annual Monitoring Report (2022/23) confirms that a total number of 8,131 dwellings have been built since the start of the Plan period and in the monitoring year 2022/23 a total number of 886 dwellings were completed. The table below compares the delivery with the annual rate required by the plan

Table 1: Net Dwelling Completions for East Hertfordshire by Year and Annual Local Plan Housing Requirement, 2011 to 2023

Monitoring Year	Net Number of Completions	Local Plan Requirement	Difference
2011/12	383	839	-456
2012/13	699	839	-140
2013/14	366	839	-473
2014/15	503	839	-336
2015/16	674	839	-165
2016/17	620	839	-219
2017/18	463	839	-376
2018/19	908	839	69
2019/20	952	839	113
2020/21	805	839	-34
2021/22	872	839	33
2022/23	886	839	47
	8,131	10,068	-1,937

Source: East Hertfordshire District Council Annual Monitoring Report (2022/23)

2.2 The plan anticipated that only 3,244 homes would be built in the 'pre-plan' period 2011-2017 which resulted in a shortfall of 1,790 homes that was to be made up over the ten year period 2017-2027 (page 29). The table below summarises the level of delivery set out in the plan in appendix B of the Plan (pages 321 and 323).

Table 2: East Hertfordshire District Plan 2018 planned housing delivery by period and actual dwelling completions 2011-2023

	2011-2017	2017-2022	2022-2023 pro rata
Objectively Assessed Housing Need (839 dwellings per year)	5,034	4,195	839
1,790 dwelling shortfall addressed over 10-year period 2017-2027		895	179
OAHN plus shortfall	5,034	5,090	1,018
Total Supply (expected)	3,244	7,029	1,128

Net Completions (actual)	3,245	4,000	886
Difference between OAHN plus shortfall and actual completions	-1,789	-1,090	-132
Difference between expected supply and actual completions	+1	-3,029	-242

Source: East Hertfordshire District Plan 2018 and Annual Monitoring Report (2022/23)

Net change in Housing Stock

2.3 The Government data tables on dwelling stock (live table 100) set out below suggests that the total change in stock (taking into account all additions and losses) is 8,106 dwellings in the period 2011-2023 since the start of the local plan.

Table 3: Number of Dwellings by tenure for East Hertfordshire, 2011 to 2023

Year	Local Authority (incl. owned by other LAs)	Housing association	Other public sector	Private sector (R) ¹	Total (R) ¹	Total Net Change	Net Change of Rented Affordable Housing
2011	15	7,515	50	50,766	58,346		
2012	16	7,639	50	51,016	58,721	375	125
2013	16	7,746	50	51,600	59,412	691	107
2014	16	7,746	50	51,959	59,771	359	0
2015	16	7,837	30	52,424	60,307	536	91
2016	16	7,883	30	53,044	60,973	666	46
2017	16	7,911	30	53,627	61,584	611	28
2018	16	8,000	30	53,993	62,039	455	89
2019	16	8,165	30	54,738	62,949	910	165
2020	16	8,327	30	55,523	63,896	947	162
2021	28	8,409	30	56,226	64,693	797	94
2022	28	8,511	30	57,000	65,569	876	102
2023	28	8,666	30	57,728	66,452	883	155
Total change 2011 to 2023	13	1,151	-20	6,962	8,106	8,106	1,164
Shortfall in plan period					1,962		

Source: DLUHC Live table 100

2.4 The difference between the total dwellings recorded by the AMR over the period 2011-2023 (8,131) and the net additions recorded by the Government live tables (8,106) is 25 dwellings, equivalent to an average of 2 dwellings per year.

Five-Year Land Supply Requirement

- 2.5 It is agreed that the adopted District Plan is more than five years old and therefore local housing need calculated using the standard method set out in national planning guidance should be used as the basis for assessing whether a five-year supply of specific deliverable sites exists.
- 2.6 The inputs to the standard method calculation are variable. The reference period used for household growth changes each year and the ONS publishes updated affordability ratios (usually in March). The standard method inputs for East Hertfordshire and the calculation of local housing need are agreed as set out in the table below.

Table 4: Inputs to the standard method for East Hertfordshire with resulting calculation of local housing need

Step 1: Setting the baseline		
Reference period for household growth	2023-2033	2024-2034
Total households at start of period	66,730	67,495
Total households at end of period	74,053	74,763
10-year household growth	7,323	7,268
Average annual household growth	732	727
Step 2: An adjustment to take account of affordability		
Reference date	2022	2023
Median affordability ratio	12.29	10.92
Adjustment factor	1.518	1.433
Annual local housing need figure	1,112	1,041

Source: 2014-based household projections; ONS median workplace-based house price statistics

- 2.7 Based on annual average household growth for the reference period 2023-2033 at step 1 and using the 2022 affordability ratio at step 2, the standard method calculation yields an annual local housing need of 1,112 dpa.
- 2.8 Based on annual average household growth for the reference period 2024-2034 at step 1 and using the 2023 affordability ratio at step 2, the standard method calculation yields an annual local housing need of 1,041 dpa.

Five-Year Housing Land Supply Position Statement

2.9 The Council published the most recent Five-Year Housing Land Supply Position Statement in March 2024 which covers the period from 1st April 2023 to 31st March 2028. The 5-year housing requirement was based on the annual local housing need of 1,112 dwellings a year calculated using the most up-to-date inputs for the standard method at that time. This resulted in a five-year requirement of 5,560 dwellings.

2.10 In April 2024 the council published a Position Statement Addendum. This updated the 5-year housing requirement to take account of the affordability ratios for 2023 that were published by the ONS on 25 March 2024. This resulted in the annual local housing need of 1,041 dwellings a year resulting in a five-year requirement of 5,205.

The updated reference period at step 1 and the updated affordability ratio at step 2 reduced the five-year housing requirement by 355 dwellings. As a consequence of the updated housing requirement, the Position Statement Addendum stated that the Council's Five-Year Housing Land Supply position for the period 2023 to 2028 had increased from 5.57 years to 5.95 years.

Category A and B sites

2.11 The following approach to site assessment is agreed:

2.12 To be considered within Category A they are:

- sites which do not involve major development (less than 10 dwellings or residential development on a site area less than 0.5 ha and the number of dwellings is unknown) and have planning permission (Full or Outline), and
- all sites with detailed planning permission (Full or Reserved Matters),

2.13 It is agreed that the above sites 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).

2.14 To be considered a Category B site the Council are required to demonstrate there is clear evidence that housing completions will begin on site within five years. These could include the following sites:

- Sites with outline planning permission for major development,
- Sites allocated in a development plan,
- Sites with a grant of permission in principle,
- Sites identified on a brownfield register.

2.15 It is agreed that this is not an exclusive list, and it is for the Council to demonstrate the deliverability of any sites proposed in this category.

Affordable Housing Need

2.16 The affordable housing need was calculated in the original 2015 SHMA for the period 2011 to 2033. This comprised the existing unmet need for affordable housing in 2011 and the projected future annual need to 2033. Figure 62 identified that the total affordable housing need for East Hertfordshire was 4,128 for the 22-year period 2011 to 2033 equating to an average of 187.6 per year.

2.17 The 2017 SHMA Affordable Housing Update was based on the existing unmet need for affordable housing in 2016 and the projected future annual need to 2033. The Update identified that the total affordable housing need for East Hertfordshire was 3,685 for the 17-year period 2016 to 2033 equating to an average of 216.8 per year. This was summarised in the Local Plan at Table 18 (page 181).

2.18 East Hertfordshire Affordable Housing Needs Assessment 2022 (2022 AHNA) updated the analysis again, based on the existing unmet need for affordable housing in 2021 and the projected future annual need to 2033. On a like-for-like basis, the 2022 AHNA identified the need from households unable to afford market housing was 3,034 for the 12-year period 2021 to 2033 (figure 30) equivalent to an average of 252.8 per year. However, taking account of the new NPPF definition for affordable housing need and associated revisions to PPG, the 2022 AHNA identified a further 630 households who aspire to homeownership but cannot afford to buy a suitable home, an average of 52.5 per year.

Affordable Housing Delivery

2.19 The last Annual Monitoring Report (AMR) (2022/23) suggests that a total number of 242 gross affordable homes were completed during the monitoring year which represents 26.9% of all completed dwellings in the district, which is an increase compared to 2021/22 figures. The table below sets out the gross number completions and the number of affordable homes delivered since the start of the local plan period.

Table 5: Gross Number of Dwelling Completions by tenure for East Hertfordshire, 2011 to 2023

Monitoring Year	Gross Number of Completions	Affordable Housing (Gross)	Percentage Affordable
2011/12	445	166	37.3%
2012/13	729	196	26.9%
2013/14	394	68	17.3%
2014/15	535	125	23.4%
2015/16	739	133	18.0%
2016/17	668	178	26.7%
2017/18	614	182	29.6%
2018/19	943	199	21.1%
2019/20	989	324	32.8%
2020/21	851	267	31.4%
2021/22	900	199	22.1%
2022/23	898	242	26.9%
Total	8,705	2,279	26.2%

Source: East Hertfordshire District Council Annual Monitoring Reports

- 2.20 The Council's AMRs have recorded the delivery of 2,279 affordable homes over the plan period to date (2011-2023). This is based on gross housing delivery and the figures include both rented affordable housing and affordable home ownership.

Table 6: Number of Dwellings by tenure for East Hertfordshire, 2011 to 2023

Year	Local Authority (incl. owned by other LAs)	Housing association	Other public sector	Private sector (R) ¹	Total (R) ¹	Total Net Change	Net Change of Rented Affordable Housing
2011	15	7,515	50	50,766	58,346		
2012	16	7,639	50	51,016	58,721	375	125
2013	16	7,746	50	51,600	59,412	691	107
2014	16	7,746	50	51,959	59,771	359	0
2015	16	7,837	30	52,424	60,307	536	91
2016	16	7,883	30	53,044	60,973	666	46
2017	16	7,911	30	53,627	61,584	611	28
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2020	16	8,327	30	55,523	63,896	947	162
2021	28	8,409	30	56,226	64,693	797	94
2022	28	8,511	30	57,000	65,569	876	102
2023	28	8,666	30	57,728	66,452	883	155
Total change 2011 to 2023	13	1,151	-20	6,962	8,106	8,106	1,164
Shortfall in plan period					1,962		

Source: DLUHC Live table 100

- 2.21 The net change in Housing Stock as recorded by the DLUHC (Live table 100) summarised above (see Table 6 above) suggested a lower increase of 1,164 affordable homes over the plan period to date. This is based on net housing delivery and the affordable housing figures only include rented affordable housing.
- 2.22 The Government data tables on additional affordable housing completions (live table 1011C) set out below provides details on the type of affordable housing that has been delivered each year. This suggests that a total of 2,034 affordable dwellings have been delivered in the district over the period 2011-2023, which includes 1,380 affordable homes for rent (including 229 Social Rent and 1,151 Affordable Rent) and 654 dwellings sold as shared ownership or other affordable home ownership schemes.

Table 7: Affordable Housing Completions by type of Affordable Housing for East Hertfordshire, 2011 to 2023

Monitoring Year	Social Rent	Affordable Rent	Shared Ownership	Affordable Home Ownership	Total Affordable Housing Completions
2011/12	150			27	177
2012/13	46	55		29	130
2013/14	7	52		34	93
2014/15		104	16	1	121
2015/16		71	31		102
2016/17		130	49		179
2017/18		40	24		64
2018/19	2	279	126		407
2019/20		98	50	26	174
2020/21	15	73	129		217
2021/22		78	34		112
2022/23	9	171	78		258
	229	1,151	537	117	2,034

Source: DLUHC Live table 1011C

- 2.23 The difference between the total affordable housing recorded by the AMR over the period 2011-2023 (2,279) and the affordable housing supply recorded by the Government live tables (2,034) is 245 dwellings. This is likely to be due to the different ways that completions are counted and the associated timings, which can result in a lag between the two data sources.
- 2.24 When considering all of the available evidence, live table 1011C suggests that a gross total of 1,380 rented affordable homes have been delivered over the period 2011-2023 whereas live table 100 suggested 1,164 net additions to the rented affordable housing stock.
- 2.25 The difference between these two figures (216 homes) can be explained through losses from the stock, either following sales to sitting tenants (through schemes such as Right to Acquire or preserved Right to Buy) or other disposals or demolitions.
- 2.26 In addition, 654 homes have been provided through shared ownership or other affordable home ownership products, yielding a net affordable housing total of 1,818 dwellings since the start of the plan period, equivalent to an average of 152 per year.
- 2.27 The table below shows that affordable housing delivery averaged 97 dpa in the 'pre-plan' period 2011-2017 (before the plan was adopted) and that delivery has averaged 206 dpa

over the period 2017-2023.

Table 8: Summary of Affordable Housing Delivery by type of Affordable Housing and period 2011-2023

	2011-2017	2017-2023	TOTAL
Rented Affordable Housing (Net Change)	397	767	1,164
Shared Ownership and other Affordable Home Ownership (Gross)	187	467	654
TOTAL	584	1,234	1,818
Annual average	97	206	152

Sources: DLUHC Live table 100 for Rented Affordable Housing & DLUHC Live table 1011C for AHO

2.28 The table below compares the affordable housing delivery with the affordable housing need identified by the 2015 SHMA, the 2017 SHMA Affordable Housing Update and the 2022 AHNA. .

Table 9: Comparison of Affordable Housing Delivery against Affordable Housing Need

	Affordable Housing Supply			Affordable Housing Need		
	Rented Affordable Housing (Table 3)	Shared ownership and other Affordable Home Ownership (Table 7)	Total	2015 SHMA	2017 SHMA Affordable Housing Update	2022 AHNA
2011/12	125	27	152	187.6	-	-
2012/13	107	29	136	187.6	-	-
2013/14	0	34	34	187.6	-	-
2014/15	91	17	108	187.6	-	-
2015/16	46	31	77	187.6	-	-
2016/17	28	49	77	187.6	216.8	-
2017/18	89	24	113	187.6	216.8	-
2018/19	165	126	291	187.6	216.8	-
2019/20	162	76	238	187.6	216.8	-
2020/21	94	129	223	187.6	216.8	-
2021/22	102	34	136	187.6	216.8	305.3
2022/23	155	78	233	187.6	216.8	305.3
Total	1,164	654	1,798	2,251	1,518	611
Actual AH delivered in period covered by need assessment				1,818	1,311	369
Total shortfall				433	207	242
Annual shortfall				36	30	121
Shortfall as % of need				19%	14%	40%

2.29 When compared to the annual affordable housing need identified by the 2015 SHMA (188) the average delivery of 152 affordable homes per year over the plan period to date represents a shortfall of 36 per year (19%) equivalent to a total of 433 dwellings.

2.30 The affordable housing delivered from 2011-2017 (584 dwellings) is 542 dwellings lower than the need identified by the 2015 SHMA (187.6 per year, equivalent to a total of 1,126) whereas the affordable housing delivered from 2017-2023 (1,234 dwellings) is 108 dwellings higher than the identified need. Over the plan period however there remains a shortfall of delivery of 433 affordable dwellings.

2.31 The annual affordable housing need identified by the 2017 SHMA Affordable Housing Update

set out in the Local Plan at Table 18 (page 181) identified a need for 217 affordable homes each year on average over the period 2016-2033. Compared to this figure, the affordable housing delivered from 2016-2023 (1,311 dwellings, 187 per year) represents a shortfall of 30 per year (14%) equivalent to a total of 207 dwellings.

- 2.32 The 2022 Affordable Housing Needs Assessment identified a higher level of need (partly due to the new definition used) with an annual need from 253 households unable to afford market housing and a further 53 households aspiring to homeownership who could not afford to buy. The affordable housing delivered over the 2-year period 2021-2023 (369 dwellings, 185 per year) represents a shortfall of 242 dwellings, equivalent to an average of 121 per year (40%).
- 2.33 It is agreed that there has been an undersupply of affordable housing throughout the local plan period: an average of 36 dpa when compared to need measured from 2011 by the 2015 SHMA; and an average of 30 dpa when compared to need measured from 2016 by the 2017 SHMA Affordable Housing Update (as presented in the Local Plan Table). However, based on the new definition, there has been an average shortfall of 121 dpa (40%) over the last 2 years when compared to need measured by the 2022 AHNA.
- 2.34 It is agreed that positive weight should be attributed to the proposed addition to the supply of affordable housing that would result from the development of this Appeal proposal. The respective positions on the level of weight that should be attributed is set out in section 3.

The Delivery of Self Build

- 2.35 The last AMR (2022/23) suggests that as of 30 October 2023 there were 44 individuals on Part 1 of the Self Build Register and 23 individuals on Part 2 of the Self Build Register. Paragraph 7.3.5 of the AMR sets out that:

“Alongside maintaining a register of individuals, local authorities are also required to grant permissions to meet the demand on the register within 3 years, however, due to the reliance on site allocations within the District Plan to deliver self-build plots, East Herts hasn’t been able to grant sufficient permissions in this monitoring year”.

- 2.36 Table 24 of the AMR identifies permissions granted for self-build per year. This identifies that there have been no planning permissions granted for self-build plots since 2019-2020 and before that only 7 plots have been delivered in 2018/19.
- 2.37 Part 1 of the East Herts Self Build Register has been updated since the AMR (2022/23) and



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currently has 51 applicants on it.

2.38 There has been an undersupply of Self Build plots compared to requirement and therefore positive weight should be attributed to the proposed supply of affordable housing in this Appeal proposal. The respective positions on the level of weight that should be attributed is set out in section 3.

Windfall

2.39 The windfall allowance is agreed at 75 pa.

3.0 MATTERS OF DISAGREEMENT

3.1 The following table sets out the matters of disagreement between the Appellant and the Council.

Table 10: Summary of Council's and Appellants Positions

Issue	Appellant's position	Council's position
What inputs should be used for the standard method calculation?	<p>It is the appellant's position that the use of the results of the Standard Method for the period 2024 to 2034 should not be used to assess the Housing Supply for the 5 years between 2023 to 2028. The requirement should be based on the same time period.</p> <p>The appellant acknowledges that if the council updated its evidence base of supply to cover the five years starting from 1st April 2024 then the updated figure could be used. The appellant has attempted to update the position and this is set out in their evidence and invite the council to assist with this update.</p>	<p>The Standard Method calculation should be based on the most up-to-date inputs and the affordability ratio for 2023 (published on 25 March 2024) should be used.</p> <p>This yields a local housing need figure of 1,041 dpa (see Table 4) and a 5-year housing requirement of 5,205 dwellings.</p>
What period should be used for assessing the 5-year housing supply?	<p>As set out above the appellant considers that if the updated time period and affordability ratio is to be used then the supply should also be updated, and they have attempted to do this as set out in their evidence.</p>	<p>The most up-to-date housing land supply position statement should be used (published in March 2024) which covers the 5-year period 2023-2028.</p>
What evidence is there to support the contention that Category A sites as defined by the NPPF will not deliver?	<p>The Housing Land Supply Statement states that it has divided the supply into Category A and B sites in accordance with the definition of delivery in the NPPF.</p> <p>The appellant's analysis however reveals that there are outline permissions that the Council have included in as category A) which only have reserved matters approved for parts of the site. In these circumstances the appellant's position is that the Council still need to provide clear evidence that those parts of the site not covered by Reserved Matters (RM) will be delivered.</p>	<p>The Council has moved the relevant Category A sites to Category B and will provide clear and robust evidence of their delivery.</p> <p>Further up-dated evidence has been provided to confirm completion numbers where the information is available. This shows that the Council has been able to demonstrate, through further updated evidence, additional delivery of homes that fall within Category A sites.</p> <p>Hybrid applications (part detailed/part outline) are included within Category A schedule where reserved matters are forthcoming and are within the time limits.</p> <p>Lapsed outline elements are not included within Category A sites.</p>

Issue	Appellant's position	Council's position
<p>What evidence is there to support the contention that Category B sites as defined by the NPPF will deliver?</p>	<p>For Category B sites(including those parts of outline consents not subject to reserved matters) the appellant considers that the Framework requires sites to have clear evidence provided by the Council that completions will begin in five years in order to be included in the five-year land supply. These sites have to be available "now" and offer a suitable location for development "now".</p> <p>Clear evidence of delivery of Category B sites must be something cogent, as opposed to simply mere assertions (see Section 3 of the 5 year land Supply PoE).</p>	<p>The Council has obtained written confirmation from the developers/applicants of the Category B sites of the updated delivery of these sites. This will be provided as evidence of delivery along with progress updates on the live/forthcoming applications.</p> <p>The evidence suggests that the council can demonstrate an additional 223 homes over the 5 year period over and above the total of the Category B sites listed in the March Position Statement.</p>
<p>What is the current position for 5-year housing land supply?</p>	<p>The Appellant's evidence (set out below in Section 4 and Appendix 1) identifies a total supply of 4,101 dwellings for the period 2023-2028.</p> <p>Using the 2022 affordability ratio the annual requirement is 1,112 dwellings which yields a supply of 3.7 years.</p>	<p>The Council's 5-year housing land supply position statement demonstrates a total supply of 6,189 dwellings over the period 2023-2028.</p> <p>Based on the latest information, this figure has been updated to include the net gain of 171 homes following the addition of 223 Category B homes/deletion of 52 Category A homes. On this basis, the Council can now demonstrate a supply of 6.360 dwellings over the period of 2023-2028.</p> <p>Using the 2023 affordability ratio the annual requirement is 1,041 dwellings which yields a supply of 6.11 years.</p>
<p>What weight should be attributed to the delivery of Market Housing?</p>	<p>Notwithstanding the inspector's conclusion on the five-year land supply position and the tilted balance the appellants consider that the provision of market housing itself should be attributed very significant weight in the decision making process given the evidence of need and affordability in the local housing market.</p> <p>Past poor levels of housing delivery over a number of sites demonstrate that the present plan is not delivering as expected.</p> <p>The Council have reviewed the local plan policies and found them in need of review.</p>	<p>Given that the Council's 5-year housing land supply position statement and associated addendum demonstrate 5.95 years supply against the requirement, and the latest supply figures demonstrate that this has increased to 6.11 years, it is clear that the plan-led approach is working.</p> <p>The Council considers that the provision of market housing on the Appeal site would be contrary to the development plan and the provisions of the development and locational strategy set out in the Local Plan. The benefits of the market housing coming forward are therefore tempered.</p>

Issue	Appellant's position	Council's position
	<p>The appellant considers that the appeal proposal will make a meaningful contribution to both completions in the next five years and to the supply in general.</p>	<p>The Council does not consider that the appeal site will provide any meaningful contribution to housing completions in the next five years.</p> <p>Notwithstanding, the Council attributes significant weight to the overall housing supply.</p>
<p>What weight should be attributed to the delivery of Affordable Housing?</p>	<p>The Appellants contend that in the context of past under delivery of affordable housing, the proposed provision as part of the Appeal proposal should carry very substantial weight in the decision-making process.</p> <p>The appellants highlight that a number of the larger housing schemes being progressed have levels of affordable housing provision substantially below the 40% target in the policy.</p> <p>The appellants highlights that they expect the s106 with this level of policy compliant affordable housing to be signed shortly.</p> <p>The appellant highlights that Countryside Properties are part of Vistry and will be delivering the affordable housing on site.</p> <p>The appellant considers that the appeal proposal will make a meaningful contribution to affordable housing completions in the next five years and to the supply in general.</p>	<p>The Council acknowledges that despite a significant increase in the delivery of affordable housing since the plan was adopted, there does remain a shortfall of affordable housing.</p> <p>Nevertheless, despite the Appellant only proposing a policy compliant level of affordable housing, the Council considers that the provision of affordable housing on the Appeal site should still be attributed significant weight in the decision-making process, although the quantum of affordable housing will only make a modest contribution to the overall supply in the District which will meet its needs through the delivery of the Allocated Sites and Development Strategy in the District Plan.</p> <p>Notwithstanding, the Council does not consider that there will be any meaningful (if at all) affordable housing completions on the site within the next 5 years</p> <p>The Council attributes significant weight to the provision of affordable housing.</p>
<p>What weight should be attributed to the delivery of Self Build Housing?</p>	<p>The Appellants contend that in the context of past under delivery of Self Build plots, the proposed provision as part of the Appeal proposal should carry very substantial weight in the decision-making process.</p>	<p>The Council acknowledges the delivery of Self build plots carries modest positive weight in the decision making process.</p>

4.0 DISPUTED SITES WITHIN THE HOUSING SUPPLY

4.1 As part of the work on the SoCG the council have agreed to delete two sites from their supply and have requested that an additional site be added these are listed below.

- (a) *The Council have deleted from supply*
 - i. *3/20/0461/ODPN Mill Studio Business Centre, Crane Mead. This is a result in a reduction of the council's supply by 45 dwellings.*
 - ii. *3/18/0329/FUL Great Hadham Golf And Country Club, Great Hadham Road. This is a result in a reduction of the council's supply by 7 dwellings*
- (b) *The council wish to add to the supply BISH6 Bishop's Stortford High School. This adds to the council's supply some 223 dwellings.*
- (a) *The Council have moved Bishop Stortford Goods Yard site from Category A to Category B and claim that there is clear evidence that a 423 dwellings will be delivered in the council's five year period. This compares to the March 2024 figure of 492 dwellings to be delivered in Cat A (Ref 3/17/2588/OUT) and a further 105 dwellings to be delivered in Cat B Ref BISH7). This is a result in a reduction of the council's supply by 175 dwellings (493 +105 – 423).*
- (b) *The Council have reduced the capacity of ASR5 to 257 dwellings from 310 taking account of updated completion figures. This results in a reduction of the council's supply by 53 Dwellings.*
- (c) *A correction for ASR5 in Mr Bolton's Rebuttal where the correctly calculated build rate is $44 \times 5 = 220$ not 264 as in his original schedule.*

4.2 The above changes amend the Council's total supply to 6132 (6189-45 (Mill studio) -7 (Grt Haham Golf Club) +223 (BISH6) – 175 (BISH7) – 53 (ASR5).

4.3 The following table summarises the sites where the housing supply is disputed by the Appellant and the resulting impact on the 5-year period 2023-2028 and 2024-2029.

Table 11: Summary of sites where housing supply is disputed by the Appellant

		Total Difference 2023-2028
Site		
EHDC Number expected to be completed in Years 1-5 EHDC (March 2024)		6,189
EHDC Revised Number to be completed in Years 1-5 EHDC (June 2024)		6,132
Deliverable part a		
3/13/0804/OP	ASR's 1-4 Land at Bishop's Stortford North	-600
3/21/2339/REM 3/20/0683/REM	ASR 5, Land at Bishop's Stortford North	-37
District Plan and Neighbourhood Plan Site Allocations		
BISH6	Bishop's Stortford High School	-223
BISH7	The Goods Yard, Bishop's Stortford	-423
BISH8	The Causeway	-150
	North-West Buntingford	-58
HERT3	West of Hertford (North)	-200
HERT4	North of Hertford (North)	-118
WARE2	Land North and East of Ware	-75
GA1	The Gilston Area	-100
GA1	Gilston Village 7 Land Off Church Lane	-50
EWEL1	Land East of Welwyn GC	-125
	Walkern Road	-60
Appellant Supply		3,913

- 4.4 Tables 13 and 14 in the appendix set out in the form a Scott Schedule the council's and appellant's position on each of the disputed sites. Tables 15 and 16 in the appendix set out the different trajectories for the disputed sites in detail.
- 4.5 The update of sites to be added to the supply is not agreed.
- 4.6 The appellant sets out in tables 17 and 18 in the appendix the sites which have gained planning permission in the last year which are already included in the supply (table 17) or are to be added to the supply (table 18).
- 4.7 The appellant sets out in Table 19 an extrapolation of the council's completion rates using the council's previous predicted completions to extend the time period to 2028/29 based on EHDC assumptions for previous years.

5.0 COMPARISON OF 5-YEAR HOUSING LAND SUPPLY CALCULATIONS

- 5.1 The following table sets out the arithmetic calculations for the 5-year housing land supply using the housing requirement calculated using the standard method with the affordability ratio for both 2022 and ratio 2023, based on the Council's position on supply and the Appellant's alternative scenarios.
- 5.2 Whilst the arithmetic is agreed, the Council's position is that supply should be based on the period 2023-2028 with the housing requirement calculated using the 2023 affordability ratio.
- 5.3 The Appellant's position is that if supply is based on the period 2023-2028 then the housing requirement should be calculated using the 2022 affordability ratio. Alternatively, if the requirement is based on the 2023 ratio then the period 2024-2029 should be used for supply.

Table 12: 5-year housing land supply calculation based on alternative assumptions

	5-Year Supply: Total Dwellings	Land Supply based on standard method using...	
		2022 ratio: 5,560 dwellings	2023 ratio: 5,205 dwellings
Council's original position on supply for the period 2023-2028	6,189	5.57 years	5.95 years
Council's updated position on supply for the period 2023-2028	6,132	5.52 years	5.89 years
Appellant's position on supply for the period 2023-2028	3,913	3.52 years	3.76 years
Appellant's position on supply for the period 2024-2029	3,356	n/a	3.22 years
Appellant's proposal of the Council's potential position on supply for the period 2024-2029	5,957 (not agreed)	n/a	5.72 years



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Agreed on behalf of the Council by

Signature:

Name:

Position:

Date:

Agreed on behalf of the Appellant by

Signature:

Name:

Position:

Date:

APPENDIX 1: THE SCOTT SCHEDULE OF CONTESTED SITES

Table 13: SCOTT SCHEDULE of Category A sites

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 Update
			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>Falling completion rates over past 4 years and lack of evidence with regard to sites left without 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> <p>For the majority of the claimed supply some 849 dwellings (1300 – 451 with RM) are dwellings with outline permission only and the</p>	<p>Phasing Plan confirms build programme from all developers (including Vistry, Taylor Wimpey, Tlia and Persimmon) who plan to commence building all remaining development parcels in the Eastern Neighbourhood in 2024 and 2025. The largest parcel is 211 (D, E, F and G) which Vistry is advancing via RMA.</p> <p>With 5 developers on site there is strong evidence and record of delivering substantially in excess of 178dpa (the average from last 5 years).</p> <p>Drop of rate in last 2 years reflects end of construction of Western Neighbourhood (Phase 1) and the beginning of the construction period of the Eastern Neighbourhood.</p> <p>Evidence suggests dpa fluctuates which reflects construction activity on individual parcels.</p> <p>The site remains clearly deliverable with 4 or 5 developers at site at the same time.</p> <p>All of the evidence suggests developers are aiming to complete remaining parcels in line with the phasing plan.</p>

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 Update
			Council	Appellant	Difference	Council	Appellant	Difference			
									<p>council's evidence on the delivery of these 849 dwellings falls short of clear evidence of delivery.</p> <p>Simply asserting that the highest completion rate recorded on the site will continue for the next five years will continue falls considerably short of clear evidence.</p>	<p>No compelling evidence exists which indicates the build rates should be reduced as suggested by the appellant.</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> <p>44 dpa is the median delivery of sites of this size (100 to 499) "Start to Finish"</p> <p>The council have chosen not to share the updated completion figure with the appellant. But if as suggested there are additional completions in 22/23 but the then there cannot be 310 left to be delivered on the site within the councils five year period.</p>	<p>Updated Completions data indicates by 22/23 there were 272 completions which averages out at 54 dpa (first completions in 18/19).</p> <p>There are a further (up to) 257 homes due for completion which averages 51 dwellings per annum which is consistent with earlier data. This is clear evidence of delivery rates indicates the completion of all remaining units within the 5 years.</p>

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 Update
			Council	Appellant	Difference	Council	Appellant	Difference			
									<p>The 310 in the supply was based on the residual of 529 – 219 completions. If completions were higher at 272 then this would only leave 257 to be completed within the plan period.</p> <p>It is not clear that the Wheampstead Inspector discussed the build rate on this site in their decision (CD17.11)</p> <p>It is noted that in the last two years according to the council's PoE appendix 1 there were 27 completions in 2022/23 and 24 completions in 2023/24.</p> <p>At 44 dpa the site would deliver some 220 dwellings in the next five years and this is close to the level of remaining dwellings yet to be completed on the site 257 dwellings.</p>		
3/17/2588/OUT	Bishops Stortford Goods Yard, Station Road,								The council agree that this site should now be considered as a Category B site		
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.	

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 Update
			Council	Appellant	Difference	Council	Appellant	Difference			
3/20/0461/ODPN	Mill Studio Business Centre, Crane Mead	45	45	0	-45	45	0	-45	EH Accept deletion of dwellings from Supply Total	<p>Prior approval 3/20/1453/ODPN has also now expired</p> <p>3/20/0461/ODPN was allowed on appeal. The site was marketed but does not appear to have been sold.</p> <p>No planning or site activity since appeal decision.</p> <p>Commercial use still showing as being open and operational</p>	
3/18/0329/FUL	Great Hadham Golf And Country Club, Great Hadham Road	7	7	0	-7	0	0	0	EH Accept deletion of dwellings from Supply Total	This permission was for holiday accommodation which was won on appeal. Holiday accommodation does not count towards meeting housing need and should not be included in the supply.	

Table 14: Scott Schedule for Category B sites

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	223	223	0	0	0	<p>School is due to close end of the academic year and move to the new site in September 2024.</p> <p>Applicant has confirmed that the s106 (for the outline) should be signed by Bellway and other parties by the end of July.</p> <p>Pre-application discussions on the reserved matters have commenced May 2024.</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 in March 2024 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>At the base date of the assessment March 2023 the school was still operating from the site so it was clearly not available at that time.</p> <p>There are no permissions on this site.</p> <p>The s106 has not been signed and no RM have yet been submitted in respect of 3/20/0151/OUT.</p> <p>The council suggest in their appendix 1 that the appellant should provide</p>	<p>EH has clear evidence that the applicant/housebuilder (Bellway) intends to sign the s106 (in July 2024), bring forward reserved matters in accordance with the masterplan and outline permission and aim to be on this allocated site in 2025.</p> <p>Applicant has agreed to enter into a PPA with the LPA through to a decision on the reserved matters.</p> <p>This represents clear material progress from March Position Statement which justifies the site being included to Category B.</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			
										clear evidence this is not the correct test.	
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>Development in accordance with Approved Masterplan.</p>	<p>The council have agreed that this site now falls within category B.</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> <p>The previous application (3/17/2588 OUT) had numerous attempts to resolve the issue to gain approval for surface water drainage discharge (conditions 15, 42, 43). For example X21/0531 COND,</p>	<p>Previous consent is not anticipated to be implemented.</p> <p>Revised scheme is being updated to address drainage requirements following culverting of part of the on-site Ordinary Watercourse. The LLFA has approved the updated baseline modelling of the site and the applicant remains committed to submit revised sustainable drainage proposals.</p> <p>The LPA acknowledges the delay to the current submission but considers the drainage work to de-risk the proposals in anticipation of reserved matters submissions following.</p> <p>The LPA, HCC and Applicant are working towards producing a draft s106 agreement which will be published in advance of the planning committee, when the application is scheduled to be presented at.</p> <p>The developer's previous track record indicates a firm commitment to deliver the remaining parcels and the LPA has engaged with individual parties looking to bring forward remaining parcels.</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			
BISH8	The Causeway	150	150	0	-150	150	0	-150	<p>Detail set out in proforma with Housing Position Statement (March 2024).</p>	<p>X/21/0286/CND, X21/00030/CND have all been refused. This resulted in only these conditions being approved for phase 2 and 3.</p> <p>The new hybrid application has yet to be determined.</p>	<p>The additional homes remains in the council's view deliverable and the emerging work on the current submission with evidence of discussion with parties advancing reserved matters is clear in demonstrating the site is deliverable within 5 years and that further progress has been made since 2023 when this site was accepted by the Inspector in the 2023 Appeal.</p> <p>Update to Housing Position Statement from EH (Landowner) suggests that there has been a delay in signing the Development Agreement and so the revised application will come forward circa 6 months-12 months later than anticipated.</p> <p>LPA agrees that 150 homes will now come forward in 2027/28 which is a year later than the 5YHS.</p> <p>The LPA understands the DA will be concluded in summer 2024 with a masterplan and planning application being prepared later in the year.</p> <p>The evidence suggests a delay but the Proforma considers the site deliverable within a 5 year period which was accepted under the 2023 Appeal whereby the Council was</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			
										considered by the inspector in their decision on the Wheapstead appeal (CD17.11) but this does not appear to be the case.	found to have less than 5 years supply.
	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>Development subject to approved masterplan and outline planning permission with Redrow development adjacent nearing completion.</p> <p>Site is easily deliverable within 5 years with no major impediment to its delivery.</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> <p>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.</p>	The promoter has 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. This provides up to date clear evidence that the applicant intends to implement this development and that the site is deliverable within 5 years.
HERT3	West of Hertford (North)	342	200	0	-200	300	0	-300	<p>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.</p> <p>Remaining reserved matters to</p>	<p>The outline application for 342 dwellings was approved subject to a s106 at committee on 10th April 2024 with recommendation to approve.</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>be submitted following completion to s106 agreement.</p> <p>Further work on drainage and highways being carried out by developer/applicant.</p> <p>RP on board to deliver affordable homes.</p> <p>Proposals in accord with adopted masterplan.</p> <p>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>	<p>The S106 has not yet finalised.</p> <p>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).</p> <p>There is an objection from the promoters of Panshanger Park (Tarmac) raising the issue of contributions towards the Park.</p> <p>At present planning has not been obtained as it is depending on the signing of the s106.</p> <p>Both the council and the promoter have a record of being optimistic regarding the delivery of this site.</p> <p>This is not clear evidence of delivery.</p>	<p>The 5YHS position statement proposes a pragmatic approach and an under estimate of delivery of this site. There are no longer viability issues and the s106 remains substantially agreed between the parties.</p> <p>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.</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			
HERT4	North of Hertford (North)	118	97	0	-97	97	0	-97	<p>Full application due to be presented to committee in July 2024.</p> <p>Proposals in accordance with approved masterplan for the site allocation.</p> <p>Site no longer affected by potential minerals extraction on sites to the north.</p> <p>Applicant has updated delivery programme noting intention to start in 2025 and complete within 5 years by 2027/28.</p>	<p>There is no evidence to justify the inclusion of this site at the start of the assessment period at that time 1st April 2023.</p> <p>The proforma is date over a year after the start of the 5 year period.</p> <p>At present undetermined application and outstanding objections.</p> <p>Not clear evidence of delivery.</p>	<p>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 and evidence that the objections have been overcome and that the development remains on track for implementation in line with the time line confirmed by the applicant.</p>
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 underestimate of the delivery of homes, but it factors in delays to the process which is pragmatic in this case.</p> <p>Through the securing of revisions to the hybrid application, the LPA can demonstrate clear evidence</p>	<p>The application 3/22/2406/FUL is 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</p>	<p>The LPA will provide an update in advance of the Inquiry on this site.</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>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> <p>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>	

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>The proforma is dated over a year after the start of the plan period (2024).</p> <p>The fact that the council can not present evidence at present highlights how the evidence was not available at the time of the original assessment and that this site should be removed on that basis. If the “new” evidence demonstrates clear evidence of delivery then this is something to be considered in the next 5 Year Land Supply Position Statement</p>	
GA1	The Gilston Area	5550	150	0	-150	300	0	-300	<p>Updated information provided following March 2024 Proforma Draft s106 week to be published commencing 24th June. 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 Outline Application 3/19/1045/OUT is for up to 8,500 dwellings and is still awaiting decision.</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>The council resolved to grant in February 2023 subject to completion of the s106</p> <p>There was no official timescale for the s106 but it is intended that the decision notice will be issued at end July.</p> <p>PfP are themselves a registered provider and have reserved the right to bring forward parcels themselves.</p> <p>This point has no relevance to the ability to deliver housing within the first</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>The intention is that the decision notice will be issued by the end of July - 8 weeks.</p> <p>Through the resolution to grant permission, agreeing an affordable housing provision and s106 mitigation package and with the written intentions of the applicant (PfP), the LPA can demonstrate clear evidence of major 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>	<p>As 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>While the land ownership may not be required to deliver the housing in the first five years no evidence has been provided to that effect. Furthermore, the issuing of the planning permission will trigger element of the purchase of the site and developers are unlikely to wish to trigger these clauses without the knowledge that the development can be delivered in full including the likely cost of any additional land acquisition.</p> <p>The delivery in the Council's Five Year Land Supply Position Statement is simply</p>	<p>five years of the development. 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. Enabling works have been progressed and final technical approvals required under the Highways Act are already 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 that this will be required and in any case does not</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 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>The time taken from the granting of outline to first completion is nearly 4 years (CD17.20 fig 3.2 page 9) so even if the outline was granted now completions would be outside of the council's timescale.</p> <p>There has been no correspondence placed on</p>	<p>prevent the commencement of housing delivery.</p> <p>The LPAs, CCs and Applicant is working on a full programme for the delivery of first RMAs. The appellant has not provided evidence to demonstrate delivery timeframes are not achievable.</p> <p>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.</p> <p>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.</p> <p>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</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		
GA1	Gilston Village 7 Land Off Church Lane	1500	0	0				<p>Updated information provided following March 2024 Proforma Draft s106 week to be published commencing 24th June. 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>Through the resolution to grant permission, agreeing an affordable housing provision and s106 mitigation package and with the written intentions of the applicant (Taylor Wimpey), the LPA can demonstrate clear evidence of progress of this site</p>	<p>the planning portal since October 2023.</p> <p>This is not clear evidence of delivery.</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> <p>The original objection from Essex County Highways highlights the complexity of this site in terms of securing cross boundary agreement.</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.</p> <p>The Council provide no clear evidence that this part of the site will deliver completions in the five year period.</p>	<p>and Applicant are signed up to in the PPA which has been entered into by the relevant parties..</p> <p>The council resolved to grant in March 2023 subject to completion of the s106.</p> <p>The LPA does not acknowledge any outstanding objection from Essex County Council. In any case, this is immaterial now as a resolution to grant permission has been granted.</p> <p>The LPA confirms that there are no objections from the EA – normal mitigation is being sought and is planned for through a detailed drainage strategy through conditions. Officers confirm that engagement with LLFA is on-going with no outstanding objections.</p> <p>There was no official timescale for the s106 but it is intended that the decision notice will be issued at end July</p> <p>The TW trajectory provided in their response to the 5YHLS questionnaire</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			
									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.	The time taken from the granting of outline to first completion is nearly 4 years (CD17.20 fig 3.2 page 9) so even if the outline was granted now completions would be outside of the Council's timescale.	had delivery of homes during 2025. The LPA pushed this back to 2026. As with V1-6 we 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.
EWEL1	Land East of Welwyn GC	1350	125	0	-125	200	0	-200	Updated Position June 2024 (as confirmed by Applicant) 2024/25: o Preparation and submission of formal amendments to planning application o Resolution of outstanding issues with statutory consultees 2025/26: o Resolution to grant Outline planning permission	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. 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	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. Marketing of the site is not required at this stage in the planning process and

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			
									<ul style="list-style-type: none"> 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 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>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 timescale would place completions outside of the Council's five year time frame.</p> <p>The time taken from the granting of outline to first completion is nearly 4 years (CD17.20 fig 3.2 page 9) so even if the outline was granted now completions would be outside of the Council's timescale.</p>	<p>does not necessarily provide evidence, alone, of delivery.</p> <p>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.</p> <p>Good progress has been made following the 2023 Appeal decision and the key issue relating to the 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>

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			
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) Approved Masterplan has been adopted.</p> <p>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>This is not clear evidence of delivery.</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>	<p>This application will be determined at the Development Management Committee 19th June - (recommendation approval) as per the published agenda.</p>

Table 15: EHDC Category A sites relative position of EHDC and Appellant

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							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	37	220	220	-90	-17
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
3/20/046 1/ODPN	Mill Studio Business Centre, Crane Mead																					
3/18/032 9/FUL	Great Hadham Golf And Country Club, Great Hadham Road																					

Table 16: EHDC Category B relative position of EHDC and Appellant

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			150	150	123		423		0	0	0	0	0	0	0	0	-423	-423
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	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 17: 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

ref	title	address	type	decision	Decision date	Date received	Dwellings	
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 Bishops Stortford Hertfordshire	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
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 18: 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

ref	title	address	type	decision	Decision date	Date received	No of dwellings
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
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 associated 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

ref	title	address	type	decision	Decision date	Date received	No of dwellings
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 windows. New boundary brick wall, brick piers and steel railings. New boundary fence, gate and bin store.	132 London Road Bishops Stortford Hertfordshire CM23 3LQ	Full Application	Grant Plan Permission w Conds	30/06/2023	25/04/2023	4
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

ref	title	address	type	decision	Decision date	Date received	No of dwellings
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 Abbotts Hertfordshire SG12 8HX	Full Application	Grant Plan Permission w Conds	10/08/2023	10/10/2022	5
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

ref	title	address	type	decision	Decision date	Date received	No of dwellings
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
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

ref	title	address	type	decision	Decision date	Date received	No of dwellings
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 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 1 bedroom flats over the ground (rear) and first floors, and one 2 bedroom flat over the first and second floors.	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
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	Full Application	Grant Plan Permission w Conds	06/12/2023	20/07/2023	2

ref	title	address	type	decision	Decision date	Date received	No of dwellings
		Hertfordshire SG13 7RH					
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
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

ref	title	address	type	decision	Decision date	Date received	No of dwellings
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
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

ref	title	address	type	decision	Decision date	Date received	No of dwellings
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
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



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ref	title	address	type	decision	Decision date	Date received	No of dwellings
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



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Table 19: 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



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