



Five Year Land Supply Position Statement

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01279 655261

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Executive Summary

This document has been prepared to publish the latest East Herts housing trajectory and position on Five Year Housing Land Supply. It sets out evidence on the housing requirement for the area and the subsequent sites that form the land supply. On the basis of the information included within this document, East Herts District Council is able to demonstrate a five year housing land supply against the housing requirement.

1. Introduction

- 1.1 Over recent years the Government has been reforming the planning system in an effort to stimulate the housing market and support house building. The delivery of new homes to meet housing needs is a national issue which the Government has committed to resolving. To support the Government's objective of significantly boosting the supply of housing, it is important that a sufficient amount of land can come forward where it is needed and that land with planning permission is developed without unnecessary delays.
- 1.2 Local Planning Authorities (LPA's) are required to update and identify annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against the housing requirements in the area. The purpose of a five year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement over the next five year period. The consequences for not being able to demonstrate a 5 year supply of deliverable sites is that the presumption in favour of sustainable development will apply as set out in paragraph 11d of the NPPF.
- 1.3 This Position Statement sets out whether East Herts District Council is able to demonstrate a five year land supply of deliverable sites. Normally East Herts publish its five year land supply in the Authority Monitoring Report (AMR). However, due to updates to the National Planning Policy Framework (NPPF) that require LPA's to test sites against the updated definition of deliverable of certain sites, it is more appropriate to address this in a separate document.
- 1.4 It should be noted that this Position Statement, is not an annual position statement as referred to in paragraph 74 of the NPPF and does not follow the process an annual position statement would.

- 1.5 The structure of this document will firstly review the annual requirement, the additional buffer and the shortfall in order to calculate and establish the overall 5 year need figure. The statement will then move on to an assessment of the deliverable sites that make up the land supply for East Herts, presented in the context of the NPPF definition of deliverable. Finally a conclusion on whether East Herts has sufficient sites to demonstrate a five year land supply.

2. Planning Policy Context

2.1 As noted above, the Government has been reforming the planning system in order to try and boost housebuilding nationally. The National Planning Policy Framework is central to this and sets out a number of requirements for Local Planning Authorities including the requirement to maintain a five year land supply.

The National Planning Policy Framework:

2.2 The National Planning Policy Framework (NPPF) sets out at Para 73 the need for LPA's to identify and update annually a supply of deliverable sites:

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) *5% to ensure choice and competition in the market for land; or*
- b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.*

2.3 The Planning Practice Guidance also supports the NPPF and states the purpose of a five year housing land supply (Reference ID: 68-003-20190722):

The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.

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

The East Herts District Plan 2018:

- 1.6 The East Herts District Plan 2018 was adopted on the 23rd October 2018 and forms the Development Plan alongside the Minerals and Waste Local Plans for Hertfordshire and adopted Neighbourhood Development Plans. The District Plan sets out an ambitious strategy for development in East Herts, including substantial housing growth through a number of site allocations.
- 1.7 As well as identifying a strategy for development and growth, the District Plan also sets out the housing requirement for East Herts as paragraph 73 of the NPPF dictates. It also specifies the manner in which shortfall is addressed and the windfall allowance, all of which are presented in greater detail later in the document.

Housing Delivery Test (HDT):

- 1.8 The Housing Delivery Test measures whether planned requirements have been met over the last 3 years and is separate to the five year land supply calculation. The first results of the HDT were published in February 2019 where East Herts had met 76% of the requirements in the previous 3 years. More information on the HDT and the subsequent Action Plan that was produced can be found here:

<https://www.eastherts.gov.uk/planning-building/authority-monitoring-report-amr>

3. Five Year Housing Requirement

The Housing Requirement:

- 3.1 The NPPF and the PPG set out that the housing requirement figures are identified through adopted strategic policies where the plan was adopted in the last 5 years. The East Herts District Plan was adopted in October 2018 and therefore the housing requirement is prescribed at the level of 839 dwellings per year across the plan period 2011-2033 as set out in Policy DPS2.

Annual Housing Requirement Figure	839
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Housing Completions and Shortfall:

- 3.2 The table below (Table 1) shows the annual net dwelling completions in East Herts since the start of the Plan period in 2011.

Table 1: Net Housing Completions 2011-2019

Monitoring Year	Number of completions
2011/12	383
2012/13	699
2013/14	366
2014/15	503
2015/16	674
2016/17	619
2017/18	463
2018/19	908
Total completions since 2011	4,615

3.3 The PPG sets out that any shortfall in housing completions needs to be calculated from the base date of the adopted plan. The base date of the adopted East Herts District Plan is 2011. The total shortfall in housing completions since the start of the Plan period, as measured against the requirement (839) is displayed in Table 2, below. Monitoring year 2018/19 was the first year since the base date that completions have exceeded the requirement.

Table 2: Shortfall in Housing Completions since start of Plan Period

Monitoring Year	Shortfall in completions against target of 839 dwellings
2011/12	-456
2012/13	-140
2013/14	-473
2014/15	-336
2015/16	-165
2016/17	-220
2017/18	-376
2018/19	+69
Total shortfall since 2011	2,097

3.4 When it comes to dealing with the shortfall, it should be added to the plan requirements for the next five year period unless the local authority through plan-making process has made the case for dealing with shortfall over a longer period.

3.5 The East Herts District Plan sets out the manner to address the shortfall across a ten year period. Therefore the additional shortfall is calculated as set out in Table 3, below.

Table 3: Additional dwellings per annum using 10 Year Shortfall Method

Method	Calculation	Additional number of dwellings required each year
10 Year Shortfall Spread	2,097/10	209.7

Additional Buffer:

- 3.6 Paragraph 73 of the NPPF notes that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period). Buffers are included to ensure there is a realistic prospect of achieving the planned level of housing supply by bringing forward additional sites from later in the plan period.
- 3.7 LPA's should add on an appropriate buffer, by applying it to the requirement in the first 5 years, including any shortfall. This results in a requirement over and above the level indicated by the strategic policy requirement. The appropriate buffer is determined by a number of factors, East Herts accepts that there has been persistent under-delivery of housing in previous years as demonstrated by the Housing Delivery Test result of 76%.
- 3.8 The consequence of a Housing Delivery Test result under 85% is that the LPA will be required to use a 20% buffer. In East Herts, the 20% buffer adds an additional figure of 209.7 to the five-year land supply requirement, as demonstrated in Table 4, below.

Table 4: Additional dwellings per annum using 20% buffer

Buffer	Additional number of dwellings required each year
20% Buffer of Requirement and Shortfall	209.7

Five-Year Land Supply Requirement:

3.9 Taking into account the established need (839 dwellings), the appropriate method for addressing the shortfall (over a 10 year period) and the additional 20% buffer; the overall housing need for the next five year period is 6,292 dwellings as set out in Table 5, below.

Table 5: Five Year Land Supply Requirement

Annual Requirement	Shortfall	Buffer	Annual Requirement Total	5 Year Housing Requirement
839	209.7	209.7	1258.4	6,292

4. Identified Supply of Housing

4.1 Paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement. The Council's requirement has been demonstrated in previous sections, this section deals only with the supply of specific deliverable sites.

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

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

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

***b)** where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

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

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

Supply of Housing: Deliverable (Part a)

- 4.4 Part a) of the NPPF definition of deliverable sets out which sites are considered to be deliverable in principle. These sites are categorised as either; major development with detailed planning permission; or sites which do not involve major development.
- 4.5 A full breakdown of the individual permissions that fall into this category is included in Appendix A (Rows 004 to 396). Table 6 (below) summarises the total supply figure from those permissions.

Table 6: Total supply of sites in Deliverable; part a)

Source of Supply	Number of Dwellings Anticipated
Major Development	2,584
Non-Major Development	706
Net Losses	89

- 4.6 Part a) of the definition notes that all sites that fit into the definition should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. Where the Council is aware of a site that will not come forward, it has removed it from the calculation and subsequent totals. This includes the outline permission 3/14/2143/OP (District Plan Policy BISH4) for 247 dwellings. Whilst the site is considered, suitable, available and achievable; at the time of writing the Council has not been able to establish the clear evidence needed to demonstrate that it will come forward within the 5 year period.

Supply of Housing: Deliverable (Part b)

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

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

4.8 The Council has sought in most circumstances, to establish a written agreement with the developers of sites that do not have a full permission. The PPG notes that a written agreement is considered clear evidence and so the Council has used Statements of Common Ground to reflect this in most cases.

4.9 Each site that falls into part b) of the definition has been assessed in the following section as to whether there is clear evidence to demonstrate that there is a reasonable prospect of these sites coming forward within five years. Appendix B contains a full list

of the individual sites that make up the housing supply under part b) of the deliverable definition following the assessment in the following pages.

Masterplanning Policy DES1:

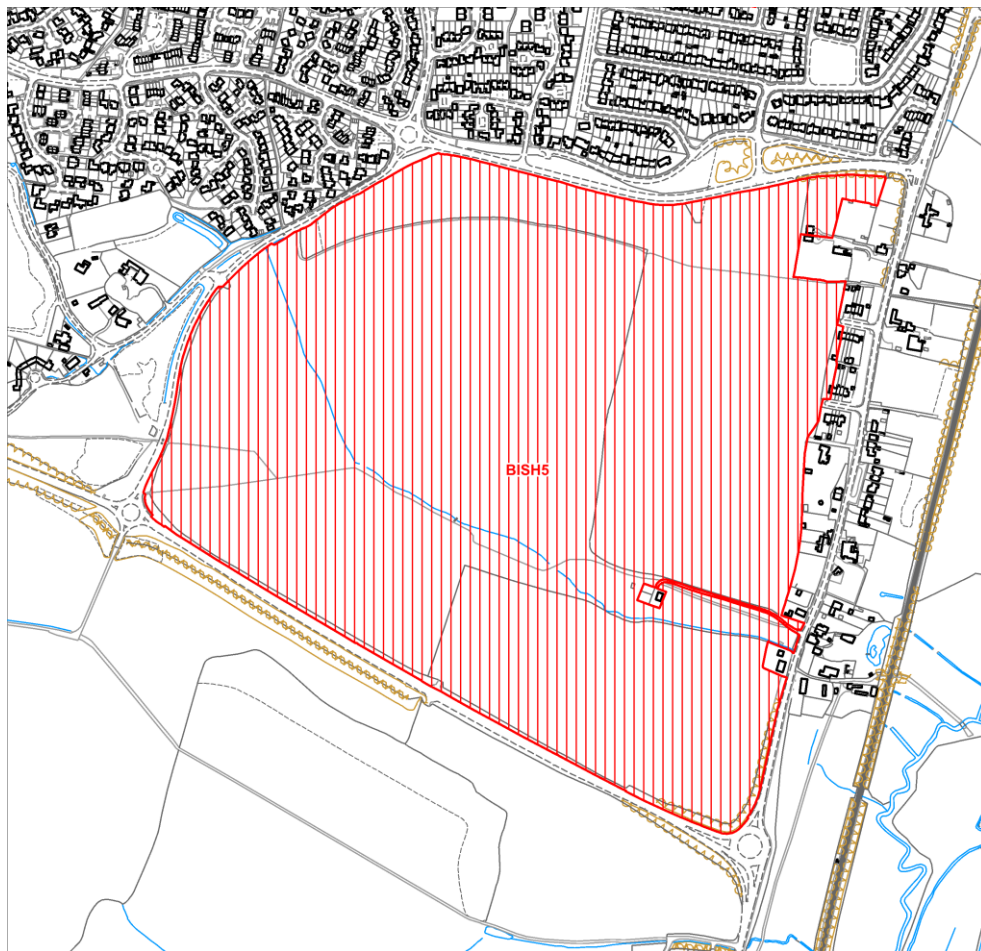
- 4.10 Before moving onto the individual site assessments, it is worth highlighting that Policy DES1 of the recently adopted East Herts District Plan requires all significant development proposals to prepare a collaborative masterplan involving key stakeholders. These masterplans, once completed are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

District Plan Site Allocations:

- 4.12 The sites in the following section are site allocations identified in the East Herts District Plan. All of these allocations are undertaking the Masterplanning process identified above, or have already completed it.
- 4.13 Alongside this, the individual sites were subject to a rigorous examination of their specific deliverability through the Local Plan examination which ultimately found the Plan and its strategy to be sound. The District Plan was also viability tested, and the Council have been working closely with site promoters for an extended period prior to the examination in order to address any constraints to delivery following the adoption of the Plan.

BISH5: Bishop's Stortford South

4.14 BISH5 is an allocated site in the East Herts District Plan. It is located to the south of Bishop's Stortford (see below) and will deliver around 750 dwellings. As an allocated site in the development plan that does not currently have a full planning permission it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.15 **Current planning status:** A hybrid planning application (3/18/2253/OUT) was received on 12th October 2018 and comprised a full application for 142 dwellings and an outline application for a further 608 dwellings with all matters reserved except access. Following approval at Development Management committee on the 25th March 2019,

there is a resolution to grant this application subject to finalising the S106 agreement which is expected imminently.

4.16 Prior to the submission of the planning application, a Masterplan for the site was collaboratively prepared by the site promoter and subsequently approved by the Council in July 2018 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here:

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

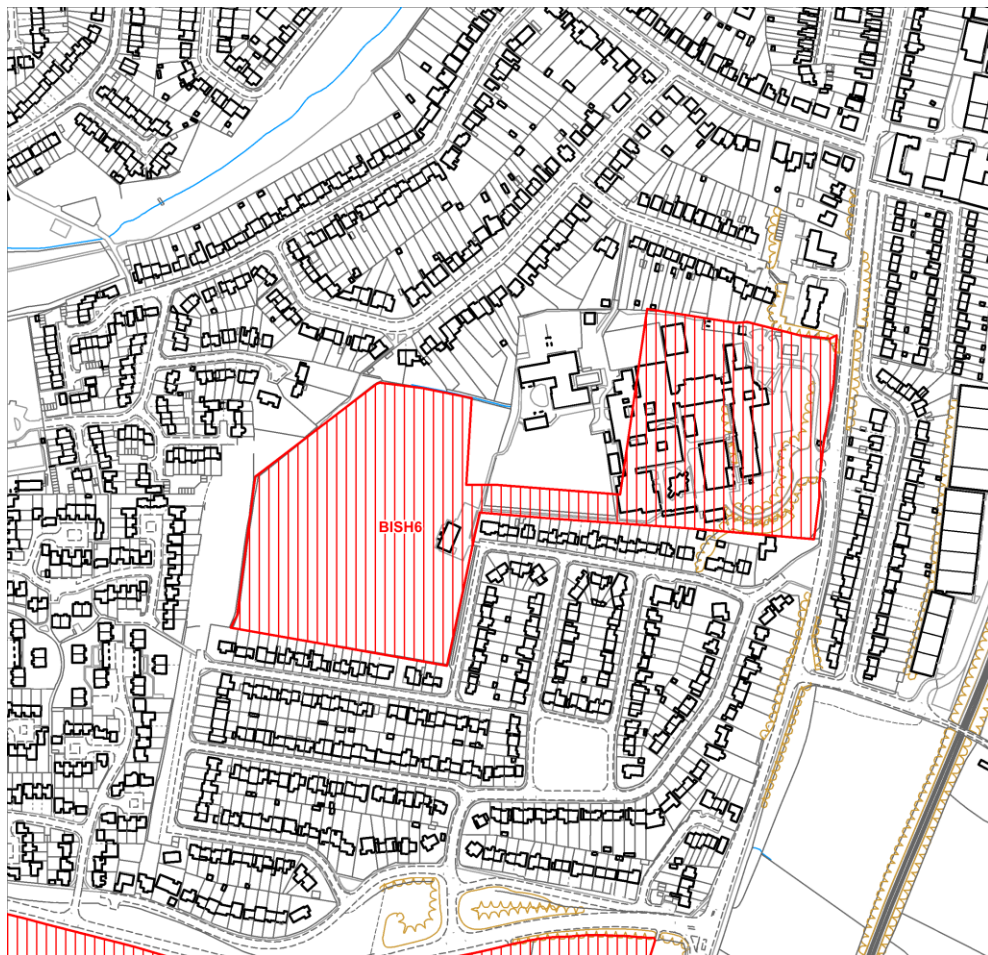
4.17 **Expected build out rates:** Alongside the planning status, the Council has a Statement of Common Ground with the developer setting out key milestones and delivery rates for the site; this is detailed at Appendix B. The agreement sets out delivery rates for dwelling completions which are initially expected to come forward in the year 2020/21 for an anticipated 42 dwellings. Following this, 100 dwellings are expected per annum from 2 outlets operating concurrently on the site.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	42	100	100	100

4.18 **Conclusion:** The written agreement between the LPA and the site developer confirms delivery intentions and subsequent build-out rates. There are no viability issues, ownership constraints or provision of infrastructure that is likely to impact on the delivery rates in the written agreement. Therefore, alongside the current planning status, there is clear evidence that housing completions will begin on-site within five years. As such 342 dwellings are expected to come forward before April 2024 and contribute to the Council's five year land supply. Approximately 400 dwellings are expected to be delivered beyond the first five years in the period 2024-2028.

BISH6: Bishop's Stortford High School Site

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



4.20 **Current Planning Status:** BISH6 is currently undertaking the Masterplanning process set out in Policy DES1 of the District Plan. Set out in Appendix C is a Statement of Common Ground agreement between the Council and the site promoter that sets out milestones and timelines for the submission of an application and its subsequent

determination. This refers to both the initial outline application and the subsequent reserved matters applications. The application is also subject to a Planning Performance Agreement between the two parties.

4.21 The Masterplanning of this site is currently underway and will run concurrently with the outline planning application which is expected to be submitted imminently.

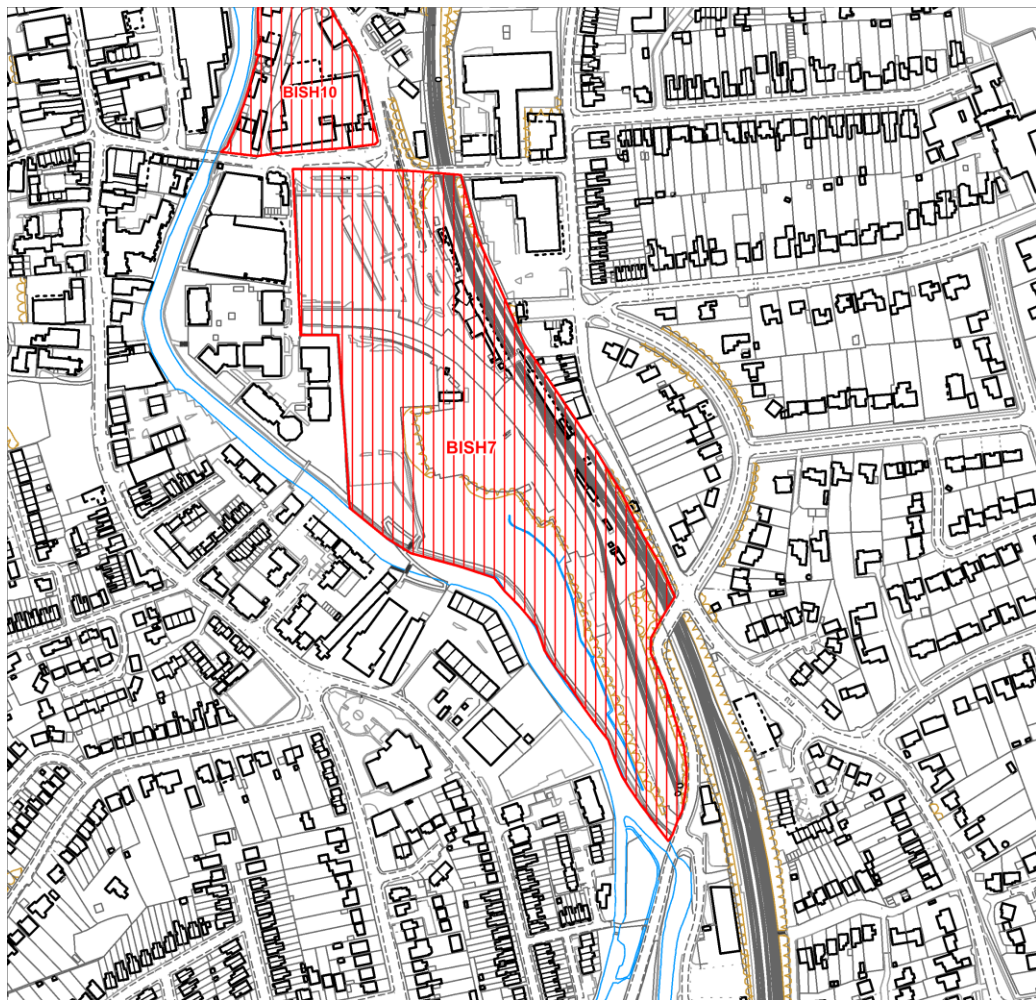
4.22 **Expected build out rates:** In the SoCG anticipated build-out rates set out that dwelling completions are first expected to come forward in the year 2022/23 for an anticipated 60 dwellings. Following this, a further 60 dwellings in the monitoring year 2023/24 dwellings are expected. The SoCG notes that the forthcoming application proposes 223 dwellings rather than 150 dwellings, the written agreement reflects both of these figures but the uplift in figures has not been added to the first five years as they are expected to come forward after April 2024. Therefore, between 30 and 103 dwellings are anticipated to come forward after the next 5 year period.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	0	60	60

4.23 **Conclusion:** The SoCG sets out an achievable timeline for the submission and determination of the application which is supported by a PPA. The process will also be supported by the ongoing Masterplanning of the site. The written agreement also sets out pragmatic delivery rates which have sufficient flexibility to accommodate any variation in achieving the milestones by starting delivery in the last two monitoring years of the 5 year supply. This establishes the clear evidence that is needed to demonstrate that there is a reasonable prospect of this site being delivered in the five year period as set out above.

BISH7: The Goods Yard

4.24 BISH7 is an allocated site in the District Plan. It is located in the centre of Bishop's Stortford (see below) and is expected to deliver around 600 dwellings. This allocation has an approved outline application, including full permission for 323 dwellings. In order to conclusively demonstrate this sites overall deliverability, further evidence has been sought from the developer.



4.25 **Current Planning Status:** As noted, a hybrid planning application (3/18/2253/OUT) was granted planning permission on 18th July 2018 and comprised a full application for 323 dwellings and an outline application for a further 263 dwellings with all matters reserved except access. In order to confirm clear evidence of deliverability, the site

promoter has confirmed their intention of delivering on key milestones for the site through a survey (see Appendix D). They confirmed that work on site begun on the 1st March 2019 and the discharge of all pre-commencement conditions on the residential phases is anticipated to be achieved by December 2019. A reserved matters application for the outline part of the site is anticipated to be submitted in the 2020/21 monitoring year.

4.26 **Expected build out rates:** The developer confirmed delivery intentions and build-out rates for the site in line with expected milestones; again detailed at Appendix D. It sets out that dwelling completions are expected to come forward in the year 2020/21 for an anticipated 149 dwellings, and 174 dwellings in the monitoring year 2021/22 completing the full planning application phase of the development.

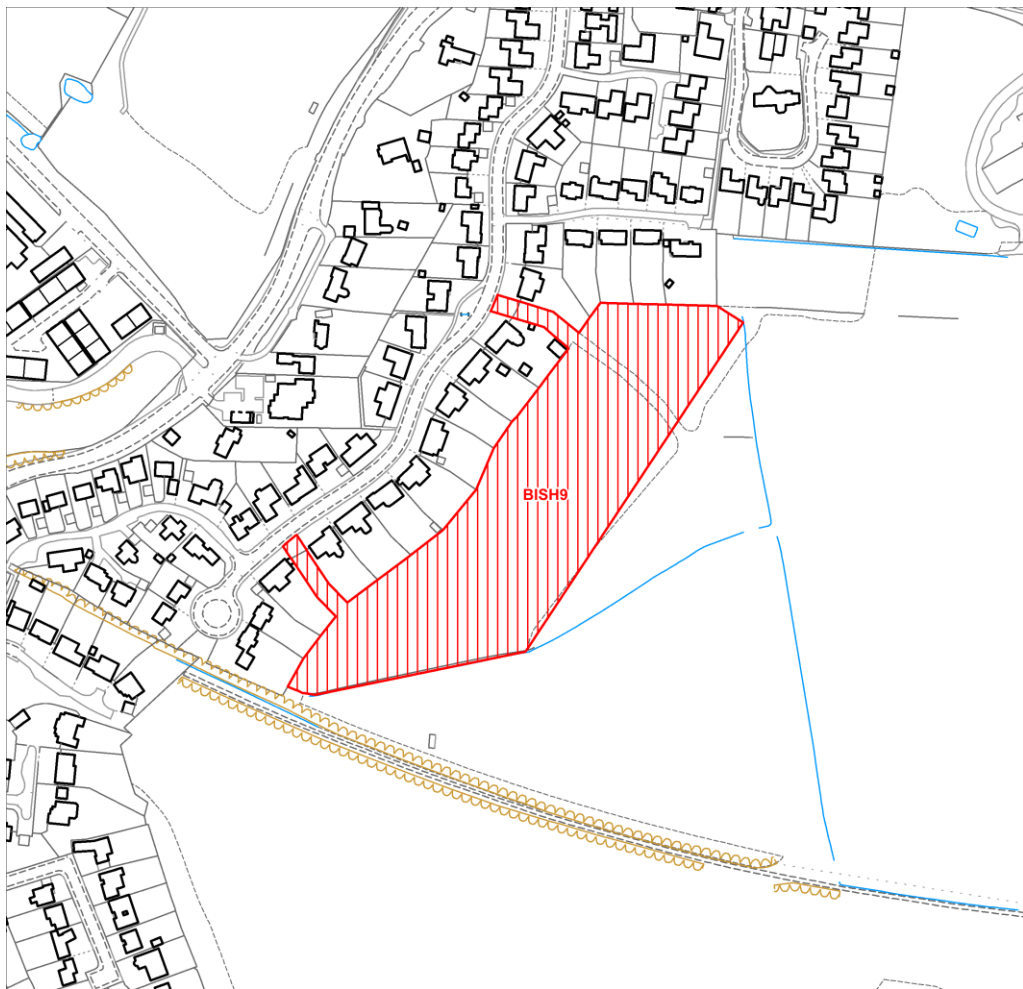
4.27 Following this, and the anticipated reserved matters application in 2020, 151 dwellings are expected in the monitoring year 2022/2023, 56 dwellings in 2023/24 and the final 56 dwellings outside of the five year period in 2024/25.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	149	174	151	56

4.28 **Conclusion:** 323 dwellings have permission in principle under the definition of deliverable in the NPPF. However in order to supplement this and confirm the exact rate of delivery the developer provided confirmation in writing of their intentions for the outline part of the site and build-out rates across the site. Given this supporting evidence, its current status and the pragmatic timeline setting out future milestones and delivery rates it is clear that there is a reasonable prospect of the site coming forward as set out above.

BISH9: East of Manor Links

4.29 BISH9 is an allocated site in the East Herts District Plan. It is located to the east of Bishop's Stortford (see below) and is anticipated to deliver around 50 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.30 **Current Planning Status:** BISH9 is currently undertaking the Masterplanning process set out in Policy DES1 of the District Plan. Set out in Appendix E is a Statement of Common Ground between the Council and the site promoter that highlights when key milestones are anticipated to be achieved. This site and timeline is also subject to a

Planning Performance Agreement between the two parties. This demonstrates that both parties are committed to progressing towards an application and its subsequent determination.

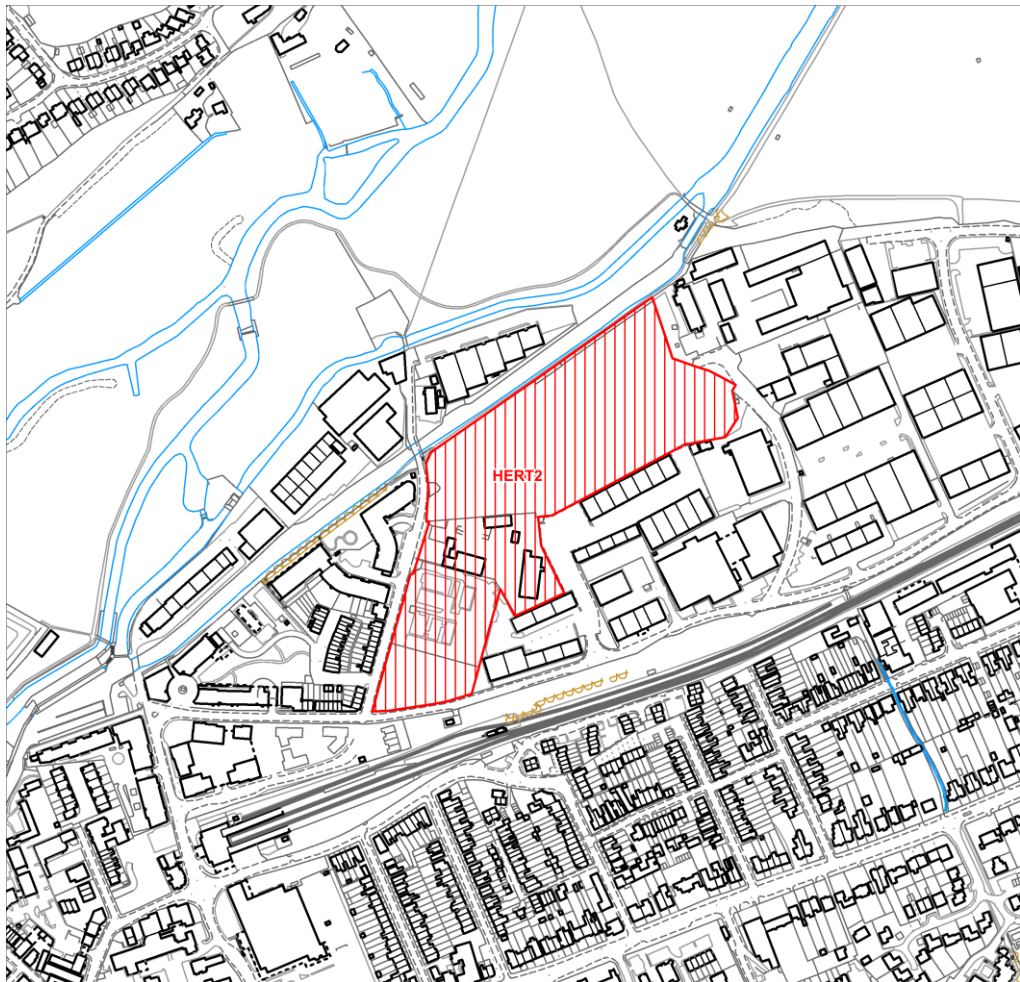
4.31 **Expected build out rates:** the Statement of Common ground details the anticipated build-out rates. It sets out that dwelling completions are first expected to come forward in the year 2021/22 for an anticipated 20 dwellings. Following this, a further 30 dwellings in the monitoring year 2022/23 dwellings are expected.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	20	30	0

4.32 **Conclusion:** The SoCG sets out an achievable timeline for the submission and determination of the application which is supported by the PPA. The process will also be supported by the ongoing Masterplanning of the site. The SoCG sets out pragmatic delivery rates which have sufficient flexibility to accommodate any variation in achieving the milestones. This, alongside no viability, infrastructure of land ownership issues establishes the clear evidence that is needed to demonstrate that there is a reasonable prospect of this site being delivered in the five year period as set out above.

HERT2: Mead Lane Area

4.33 HERT2 is an allocated site in the East Herts District Plan. It is located in the centre of Hertford (see below) and is anticipated to deliver around 200 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.34 **Current Planning Status:** HERT2 completed the Masterplanning process set out in Policy DES1 of the District Plan, the masterplan for the site was adopted at Council on the 19th December 2018 and can be viewed here:

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

4.35 A hybrid planning application (3/18/2465/OUT) was submitted in November 2018 which comprised a full application for 375 dwellings and an outline application for employment floorspace. The application was refused in Jul 2019 and the site is currently at appeal (ref: APP/J1915/W/19/3234842) and to be heard in November and December 2019.

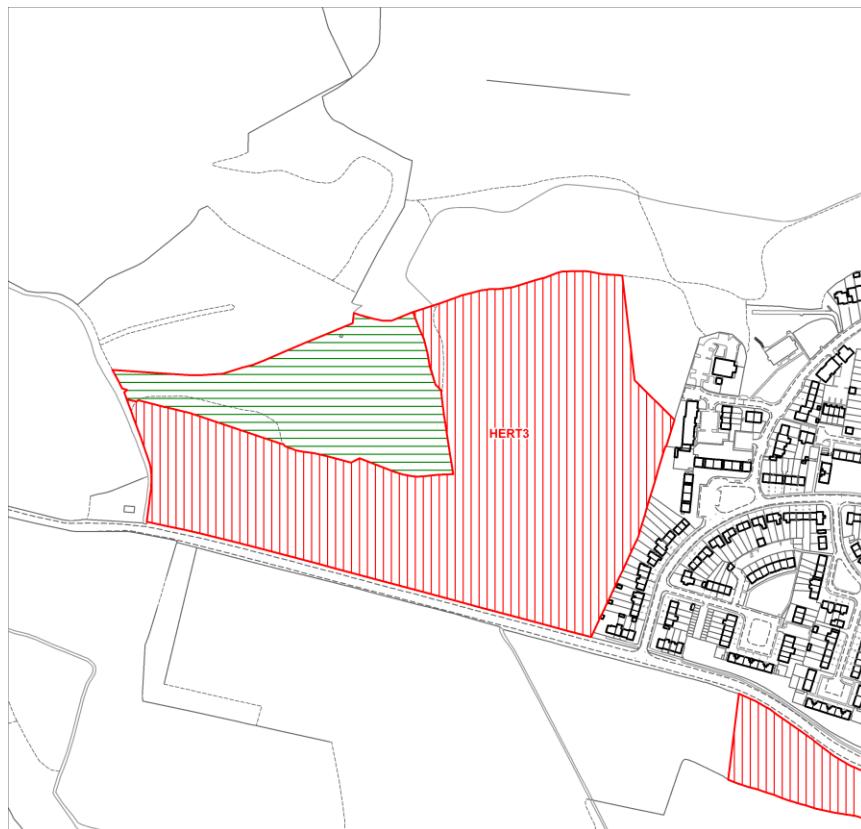
4.36 **Expected build out rates:** As the Council do not currently support the HERT2 site in its current form, a written agreement on build out rates was not sought with the site promoter. Currently there is no evidence on build out rates available.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	0	0	0

4.37 Conclusion: Due to the appeal status of the site, progress towards a planning permission is uncertain despite a masterplan being in place. Due to this, it is unlikely that any clear evidence can be demonstrated that constitutes a deliverable site.

HERT3: West of Hertford (north)

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



4.39 **Current Planning Status:** An outline planning application (3/19/0790/OUT) was received in April 2019 for 342 dwellings with appearance and landscaping matters reserved.

4.40 A Masterplan for the site was collaboratively prepared by the site promoter and subsequently approved by the Council on 5th March 2019 as a material consideration

for Development Management purposes. Details of the Masterplan can be found on the Council's website here: <https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/masterplans>

4.41 A Statement of Common Ground, found at Appendix F has been established between the Council and the developer setting out key milestones and updating the timeline in the October 2018 PPA with the same parties. The application is anticipated to be determined (subject to S106) in November 2019, and reserved matters are expected to follow immediately afterwards.

4.42 **Expected build out rates:** The SoCG details the anticipated delivery intentions and build-out rates. It sets out that dwelling completions are first expected to come forward in the year 2022/23 for an anticipated 150 dwellings. Following this, a further 150 dwellings in the monitoring year 2023/24 dwellings are expected. The SoCG notes that the application submitted proposes 342 dwellings rather than 300 dwellings, the SoCG reflects both of these figures but the uplift in figures has not been added to the first five years as they are not expected to come forward before April 2024. Therefore, the additional 42 dwellings are anticipated to come forward in beyond the next 5 year period.

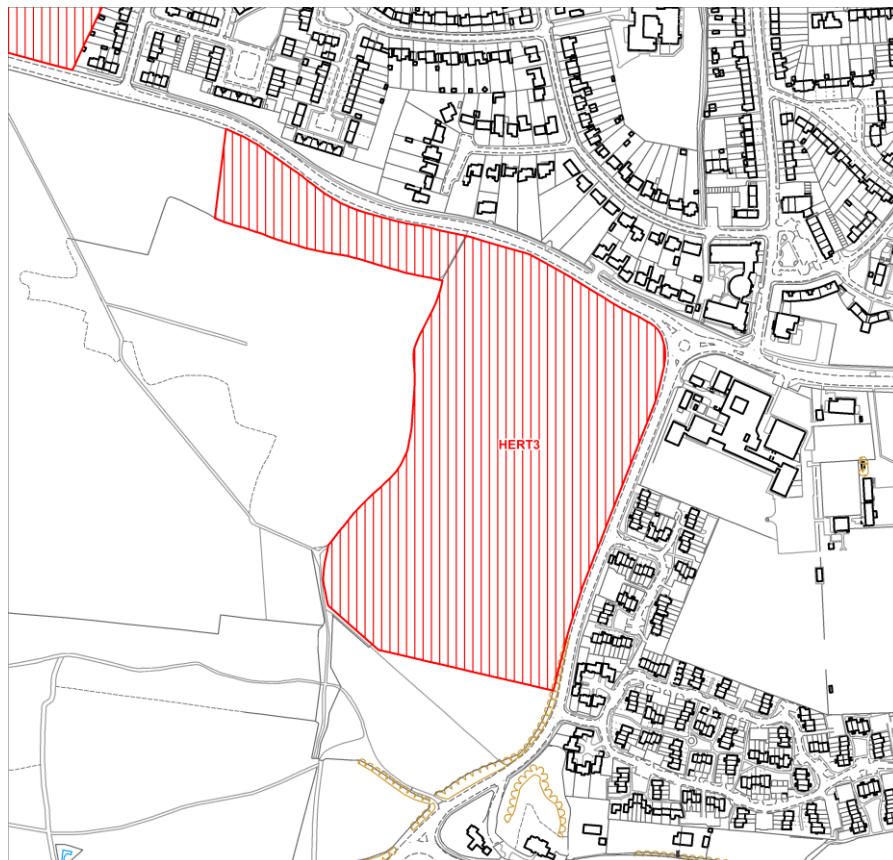
	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	0	150	150

4.43 **Conclusion:** The SoCG and the PPA set out an achievable timeline for the submission and determination of the outline application and subsequent reserved matters applications. The SoCG also sets out pragmatic delivery rates for housing completions that will begin to come forward in the last two monitoring years of the 5 year supply.

This establishes the clear evidence that is needed to demonstrate that there is a reasonable prospect of this site being delivered in the five year period.

HERT3: West of Hertford (south)

4.44 HERT3 (south) is an allocated site in the East Herts District Plan. It is located to the west of Hertford (see below) and is anticipated to deliver around 250 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.45 **Current Planning Status:** A full planning application (3/19/1024/FUL) was received in May 2019 for 254 dwellings. A Statement of Common Ground found at Appendix G has

been prepared between the Council and the developer setting out key milestones and updating the timeline set out in the May 2018 PPA between the same parties. The timeline sets out that the full application is expected to be determined (subject to S106) in November 2019.

4.46 A Masterplan for the site was collaboratively prepared by the site promoter and subsequently approved by the Council on 5th March 2019 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council’s website here: <https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/masterplans>

4.47 **Expected build out rates:** The SoCG details the anticipated build-out rates following a start on site in the first quarter of 2020. It sets out that dwelling completions are first expected to come forward in the year 2021/22 for an anticipated 36 dwellings. Following this, a further 87 dwellings in the monitoring year 2022/23 and 96 in 2023/24. The SoCG notes that the application submitted proposes 254 dwellings rather than 250 dwellings in the policy, the SoCG reflects both of these figures but the uplift in figures has not been added to the first five years as they are not expected to come forward before April 2024. Therefore, the additional 4 dwellings are anticipated to come forward in years 5-10.

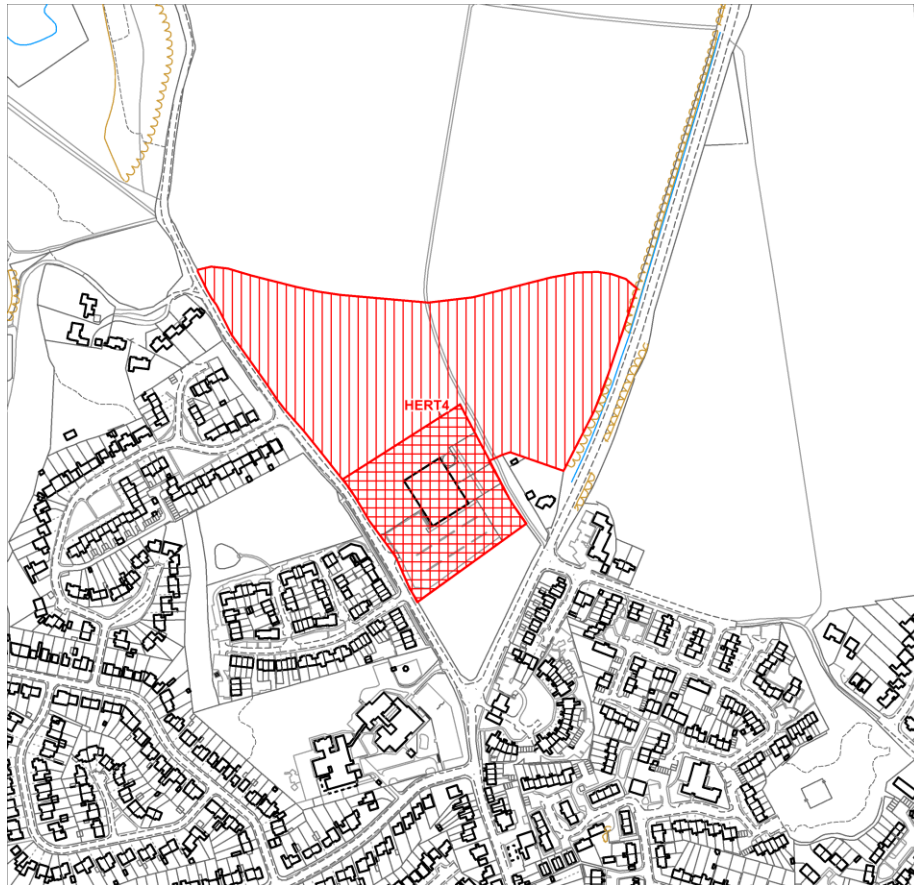
	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	36	87	96

4.48 **Conclusion:** The SoCG and the PPA set out an achievable timeline for the submission and determination of the outline application and subsequent reserved matters applications. The SoCG also sets out pragmatic delivery rates for housing completions that will begin to come forward in the last three monitoring years of the 5 year supply.

This establishes the clear evidence that is needed to demonstrate that there is a reasonable prospect of this site being delivered in the five year period.

HERT4: North of Hertford

- 4.49 HERT4 is an allocated site in the East Herts District Plan. It is located to the north of Hertford (see below) and is anticipated to deliver around 150 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.
- 4.50 At this current stage the Council only considers the 50 dwellings on the southern part of the site to be deliverable in the first 5 years due to the northern part of the site being reliant on phased minerals extraction.



- 4.51 **Current Planning Status:** A Statement of Common Ground, found at Appendix H between the Council and Developer sets out an agreement on key milestones for

delivery of the site and is supplemented by a PPA between the same parties. A full planning application (3/19/1826/FUL) was received in September 2019 for 52 dwellings.

4.52 Prior to the submission of the planning application, a Masterplan for the site was collaboratively prepared by the site promoter and subsequently endorsed by the executive committee on 3rd September 2019 and is due to be adopted by Council on October 23rd 2019 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here: <https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/masterplans>

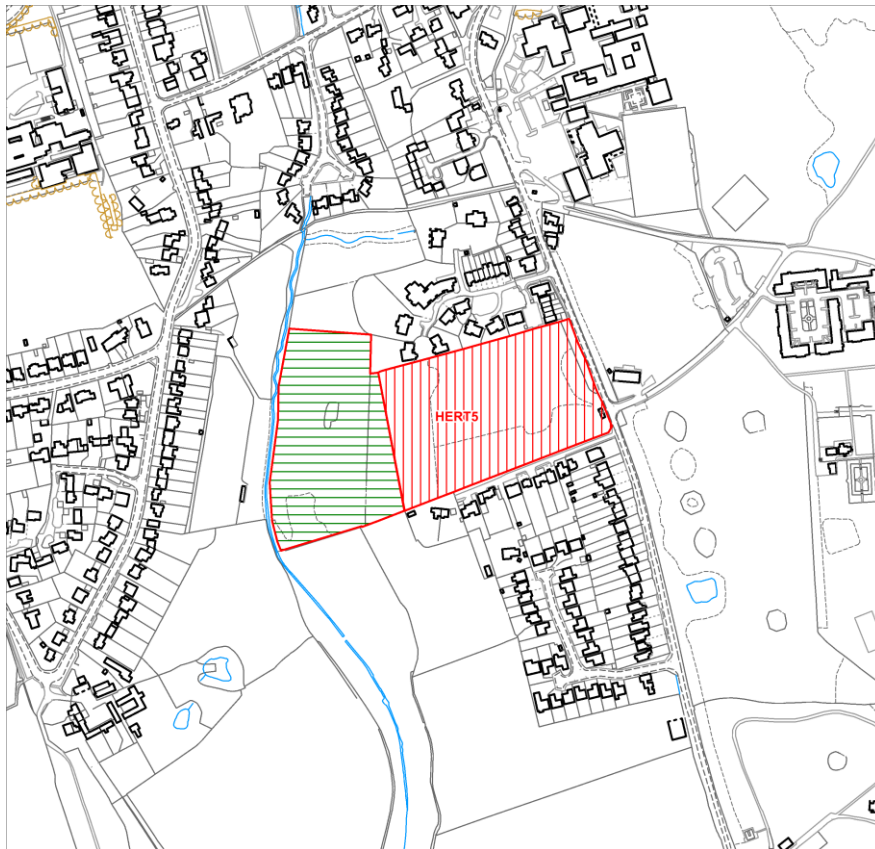
4.53 **Expected build out rates:** The SoCG details the anticipated build-out rates which expect the entirety of the site to come forward in the 2021/22 monitoring year. Therefore 52 dwellings are to be delivered in the first 5 years.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	52	0	0

4.54 **Conclusion:** The SoCG sets out pragmatic delivery rates to supplement the submitted planning application. The delivery rate has sufficient flexibility to accommodate any variation in achieving the determination of the full planning application. There are no known viability, infrastructure, or land ownership issues and so the evidence above demonstrates that there is a reasonable prospect of this site being delivered in the five year period as set out above.

HERT5: South of Hertford

4.55 HERT5 is an allocated site in the East Herts District Plan. It is located to the south of Hertford (see below) and is anticipated to deliver around 50 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.56 **Current Planning Status:** Firm progress is being made towards a full application at HERT5. The site promoter is currently undertaking the Masterplanning process set out in Policy DES1 of the District Plan. In Appendix I is a SoCG between the Council and the site promoter that agrees when key milestones are anticipated to be achieved on both Masterplanning, the submission of a full application and its subsequent determination. Also assisting this process is a PPA between both parties.

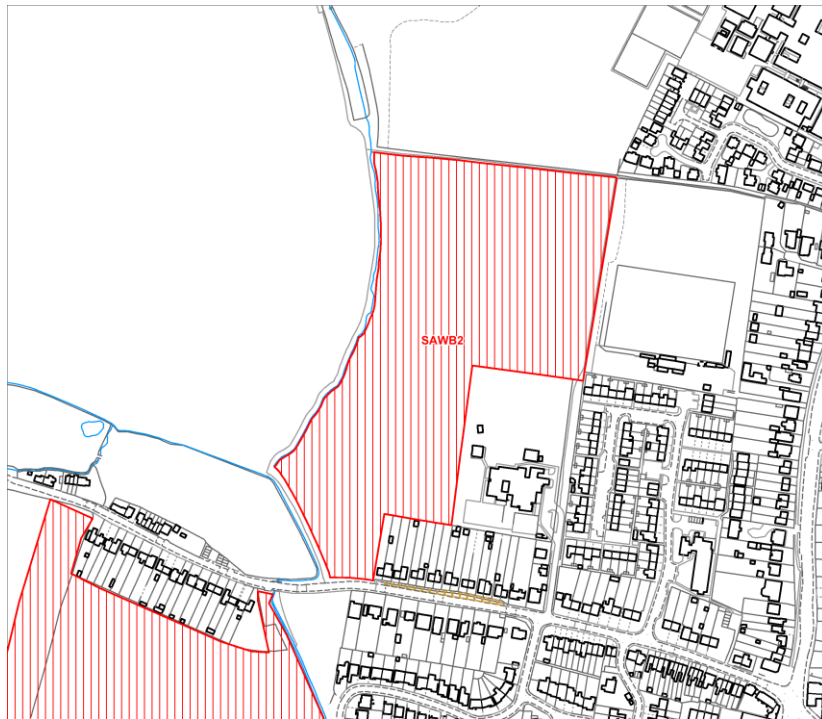
4.57 **Expected build out rates:** Expected build out rates have been set out in the SoCG following a start on site in quarter one of 2021 it is expected that 25 dwellings will be completed in the 2021/22 monitoring year and a further 25 in 2022/23

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	25	25	0

4.58 **Conclusion:** HERT5 has begun the Masterplanning process which is expected to conclude later this year and an application will follow, this is set out in a SoCG with the developer. The site is also subject to a PPA which together with the masterplan and SoCG shows that firm progress is being made towards an application. The SoCG also sets out delivery intentions and an anticipated start date leaving enough flexibility for any variation in the timeline. The site does not have any infrastructure, ownership or viability constraints and therefore there is clear evidence to demonstrate that there is a reasonable prospect of this site delivering 50 dwellings in the first 5 years.

SAWB2: Land to the North of West Road

4.59 SAWB2 is an allocated site in the East Herts District Plan. It is located to the west of Sawbridgeworth (see below) and is anticipated to deliver around 125 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.60 **Current Planning Status:** A full planning application (3/18/1760/FUL) was received in August 2018 for 140 dwellings. Following approval at Development Management committee on the 13th February 2019 there is a resolution to grant this application subject to finalising the S106 agreement which is expected imminently.

4.61 Prior to the submission of the planning application, a Masterplan for the site was collaboratively prepared by the site promoter and subsequently approved by the Council in July 2018 as a material consideration for Development Management

purposes. Details of the Masterplan can be found on the Council's website here:

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

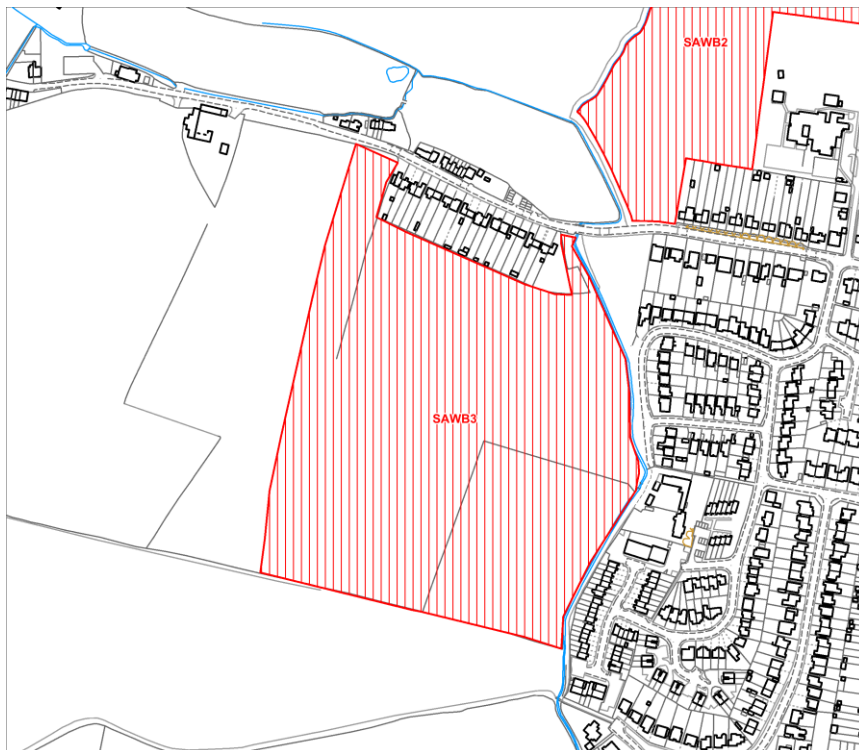
4.62 **Expected build out rates:** Alongside the planning status, the Council has a Statement of Common Ground with the developer setting out key milestones and delivery rates for the site; this is detailed at Appendix J. The agreement sets out deliver rates for dwelling completions which are initially expected to come forward in the year 2021/22 for an anticipated 55 dwellings. Following this, 55 dwellings are expected in 2022/23 and the final 30 in 2023/24.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	55	55	30

4.63 **Conclusion:** The written agreement between the LPA and the site developer confirms delivery intentions and subsequent build-out rates. There are no viability issues, ownership constraints or provision of infrastructure that is likely to impact on the delivery rates in the written agreement. Therefore, alongside the current planning status, there is clear evidence that housing completions will begin on-site within five years. As such 140 dwellings are expected to come forward before April 2024 and contribute to the Council's five year land supply.

SAWB3: Land to the South of West Road

4.64 SAWB3 is an allocated site in the East Herts District Plan. It is located to the west of Sawbridgeworth (see below) and is anticipated to deliver around 200 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.65 **Current Planning Status:** A full planning application (3/18/1253/FUL) was received in July 2018 for 200 dwellings. Following approval at Development Management committee on the 20th March 2019 there is a resolution to grant this application subject to finalising the S106 agreement which is expected imminently.

4.66 Prior to the submission of the planning application, a Masterplan for the site was collaboratively prepared by the site promoter and subsequently approved by the Council in July 2018 as a material consideration for Development Management

purposes. Details of the Masterplan can be found on the Council's website here:

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

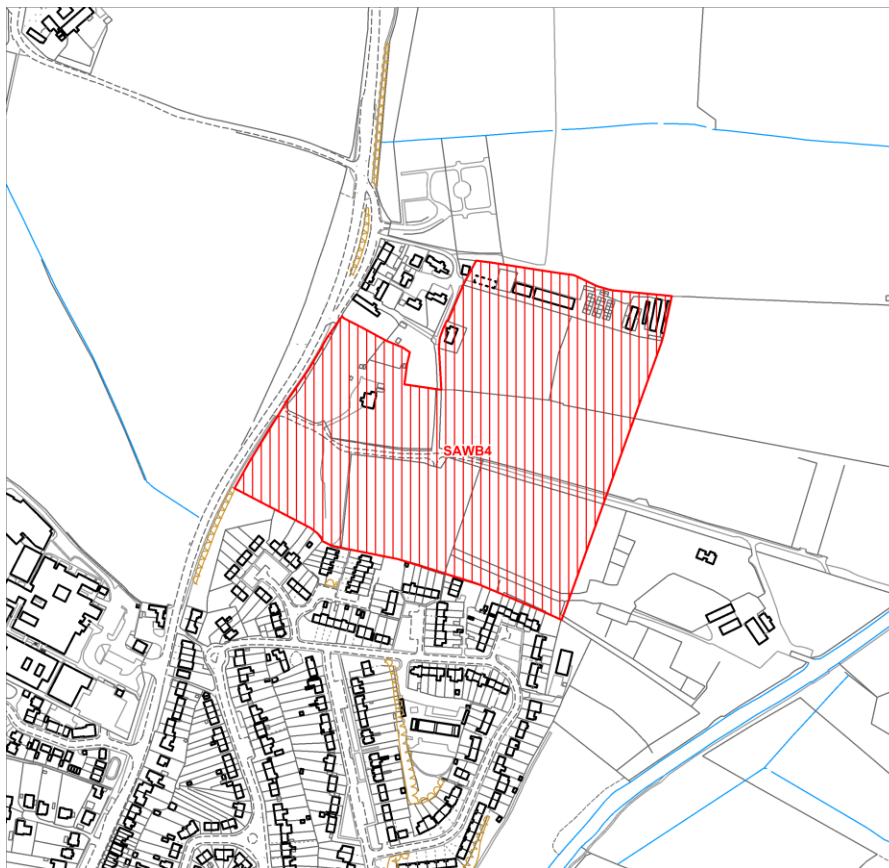
4.67 **Expected build out rates:** Alongside the planning status, the Council has a Statement of Common Ground with the developer setting out key milestones and delivery rates for the site; this is detailed at Appendix K. The agreement sets out delivery rates for dwelling completions which are initially expected to come forward in the year 2020/21 for an anticipated 70 dwellings. Following this, 70 dwellings are expected in 2021/22 and the final 60 in 2022/23.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	70	70	60	0

4.68 **Conclusion:** The SoCG between the LPA and the site developer confirms delivery intentions and subsequent build-out rates. There are no viability issues, ownership constraints or provision of infrastructure that is likely to impact on the delivery rates in the SoCG. Therefore, alongside the current planning status, there is clear evidence that housing completions will begin on-site within five years. As such 200 dwellings are expected to come forward before April 2023 and contribute to the Council's five year land supply.

SAWB4: Land to the North of Sawbridgeworth

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



4.70 **Current Planning Status:** A Statement of Common Ground, found at Appendix L between the Council and Developer sets out an agreement on key milestones for delivery of the site and is supplemented by a PPA between the same parties. A hybrid planning application (3/18/2735/FUL) was validated in Jan 2019 for full permission for 83 dwellings and outline permission for 99 dwellings.

4.71 Prior to the submission of the planning application, a Masterplan for the site was collaboratively prepared by the site promoter and subsequently endorsed by the executive committee on 3rd September 2019 and is due to be adopted by Council on October 23rd 2019 as a material consideration for Development Management purposes.

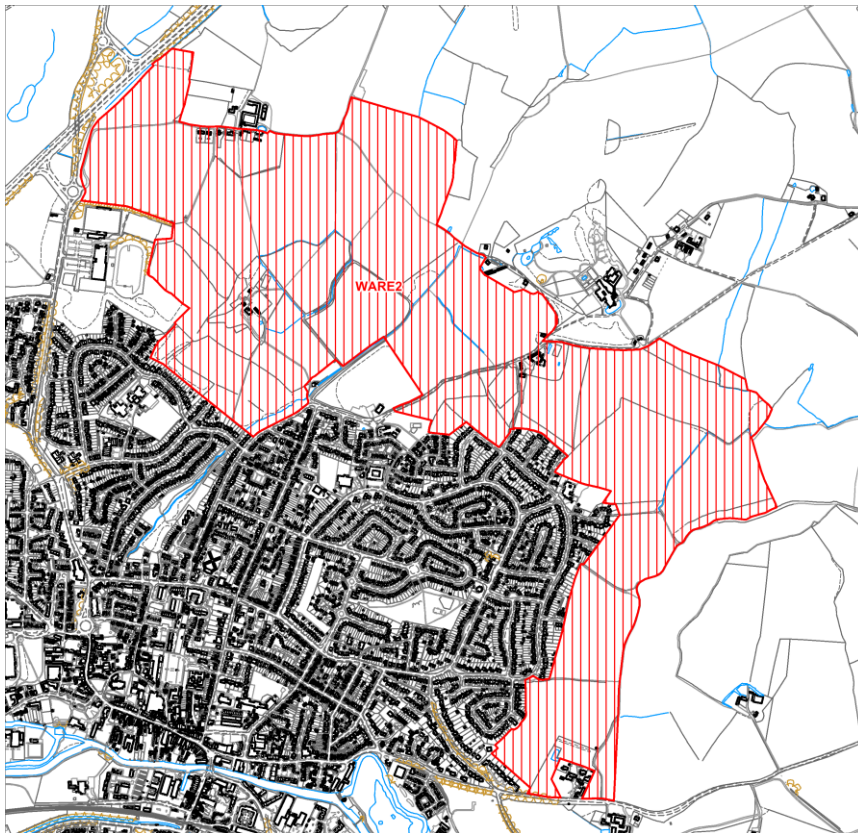
4.72 **Expected build out rates:** Alongside the planning status, the SoCG sets out delivery rates for the site. The agreement sets out delivery rates for dwelling completions which are initially expected to come forward in the year 2021/22 for an anticipated 20 dwellings. Following this, 60 dwellings are expected in 2022/23 and the final 60 in 2023/24.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	20	60	60

4.73 **Conclusion:** The SoCG between the LPA and the site developer confirms delivery intentions and subsequent build-out rates. There are no viability issues, ownership constraints or provision of infrastructure that is likely to impact on the delivery rates in the SoCG. Therefore, alongside the current planning status, there is clear evidence that housing completions will begin on-site within five years. As such 140 dwellings are expected to come forward before April 2024 and contribute to the Council's five year land supply.

WARE2: Land North and East of Ware

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



4.75 **Current Planning Status:** A Masterplan for the site has been collaboratively prepared by the site promoter, subsequently endorsed by the executive committee on 3rd September 2019 and is due to be adopted by Council on October 23rd 2019 as a material consideration for Development Management purposes.

4.76 A Statement of Common Ground found at Appendix M between the site promoters and the Council sets out that the subsequent planning application is expected to be received in Q2 of 2020. The site is also subject to a PPA to assist the progress of the planning application.

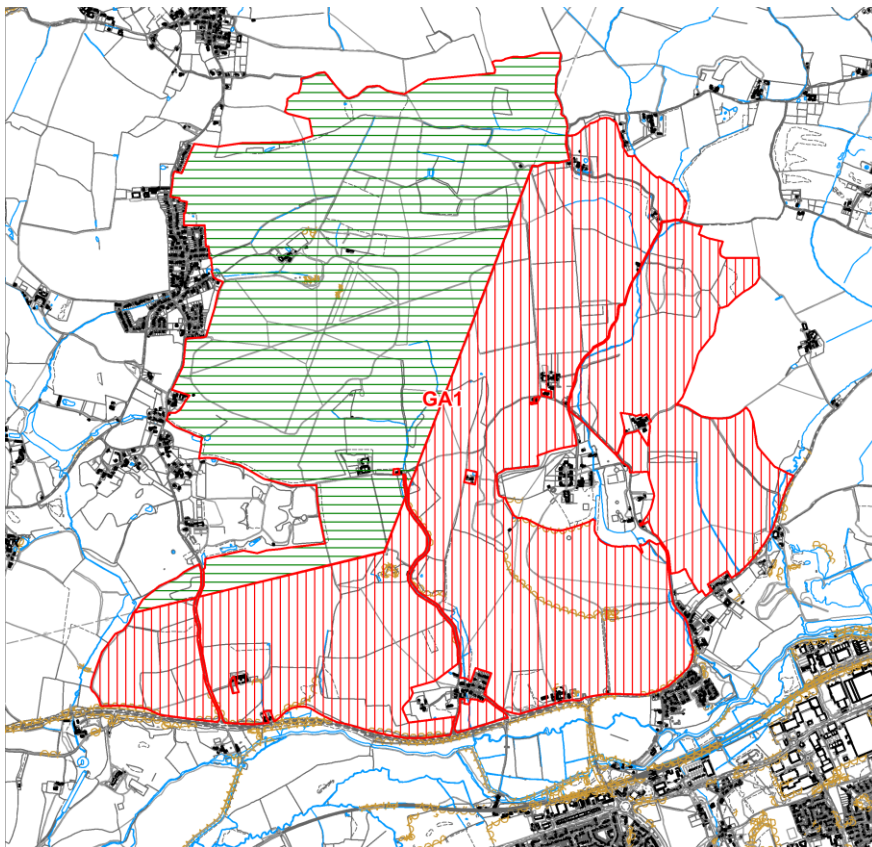
4.77 **Expected build out rates:** The SoCG also sets out delivery intentions and build out rates for expected annual dwellings completions. The SoCG identifies that 100 dwellings per annum will be delivered starting in 2022/23, with a further 100 in the 2023/24 monitoring year. A further minimum of 800 dwellings is anticipated to be delivered outside of the 5 year period up to 2031/32.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	0	100	100

4.78 **Conclusion:** The endorsement of the Masterplan, the SoCG and the agreed PPA set out clear evidence of progress towards an application for the site. The delivery rates are pragmatic and reflect the current status of the site and allow enough flexibility in the timeline to be considered deliverable.

GA1: The Gilston Area

- 4.79 GA1 is an allocated site in the East Herts District Plan. It is located to the north of Harlow (see below) and is anticipated to deliver at least 10,000 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.
- 4.80 Policy GA1 is part of the wider Harlow and Gilston Garden Town, formally designated by MHCLG as a Garden Town in January 2017. Policy GA1 is anticipated to deliver 10,000 dwellings of which the District Plan anticipates a minimum of 3,050 of these will be delivered before 2033. The land included in Policy GA1 has two landowners with one responsible for delivering 8,500 dwellings and the other 1,500. A joint Statement of Common Ground has been prepared and can be found in Appendix N.



4.81 **Current Planning Status:** As noted, GA1 has two separate land owners; an outline application for 8,500 dwellings was received in June 2019. The SoCG sets out that the application is expected to be determined in January 2020 and is subject to a PPA. Masterplanning on the village 1 is to begin in early 2020 and conclude in the second quarter of 2020, pathing the way for the submission of reserved matters on this element in the third quarter of 2020.

4.82 An application for the outstanding 1,500 dwellings was submitted to the Council in October 2019 and, as set out in the SoCG, is too be determined in the first quarter of 2020 and is subject to a PPA. The Masterplanning of village 7 will conclude in the third quarter of 2020 and reserved matters will follow.

4.83 **Expected build out rates:** Both landowners produced a combined agreement on delivery intentions and build-out rates for the site as a whole. The numbers set out below are minimum numbers of residential completions expected annually and will begin delivering completions in the 2022/23 monitoring year of 200 dwellings. Following that a further 250 dwellings is expected in the 2023/24 monitoring year before the build out rates accelerate outside of the 5 year period.

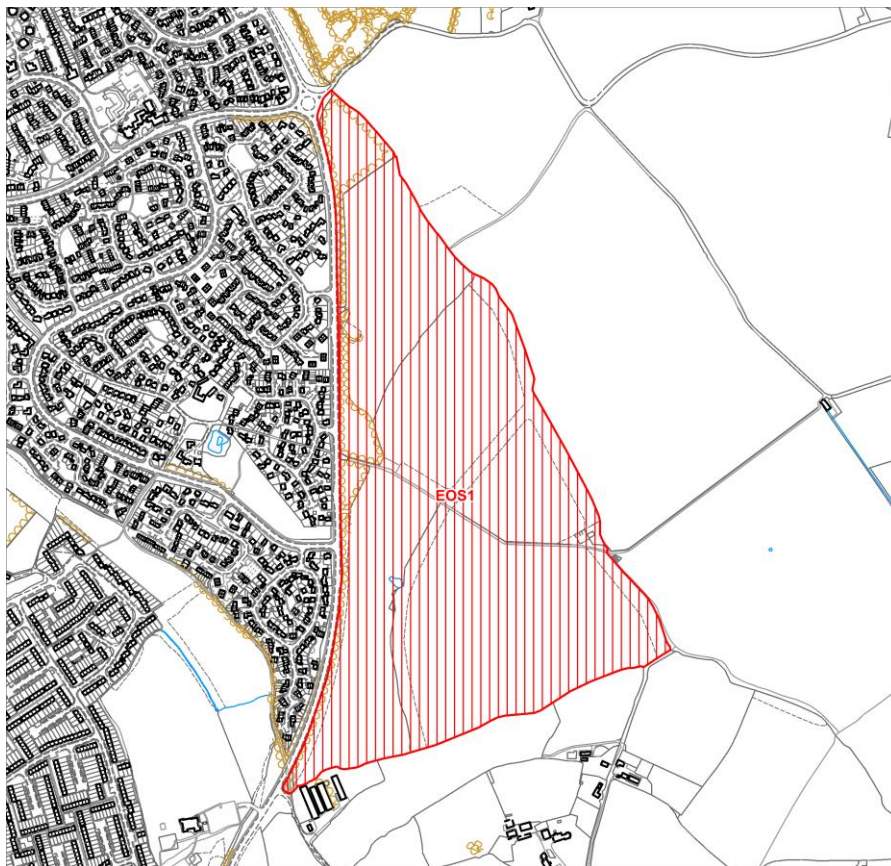
	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	0	200	250

4.84 **Conclusion:** The submission of 2 planning applications alongside a SoCG identifying further milestones, demonstrate that firm progress is being made through the application process. Supplemented by a PPA and the masterplanning process set out in DES1 it is likely that progress will continue. The SoCG also sets out delivery intentions and an anticipated start date leaving enough flexibility for some variation in the timeline and a pragmatic lead-in time between now and the first year of

completions. Therefore it is considered that there is clear evidence to demonstrate that there is a reasonable prospect of this site delivering 225 dwellings in the first 5 years.

EOS1: East of Stevenage

4.85 EOS1 is an allocated site in the East Herts District Plan. It is located to the east of Stevenage (see below) and is anticipated to deliver around 600 dwellings. As an allocated site in the development plan that does not currently have a full planning permission, it falls into the list of sites within the PPG that require further evidence to be considered deliverable.



4.86 **Current Planning Status:** A hybrid planning application was submitted to the Council in January 2019 for 618 dwellings. A Statement of Common Ground found at Appendix O between the Council and the developer has been agreed that sets out the dates that key milestones are expected to be achieved. It shows that an application is likely to go to Development Management committee in either November or December and that the S106 is to be completed and reserved matters applications submitted in 2020.

4.87 Prior to the submission of the planning application, a Masterplan for the site was collaboratively prepared by the site promoter and subsequently approved by the Council in October 2018 as a material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here:

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

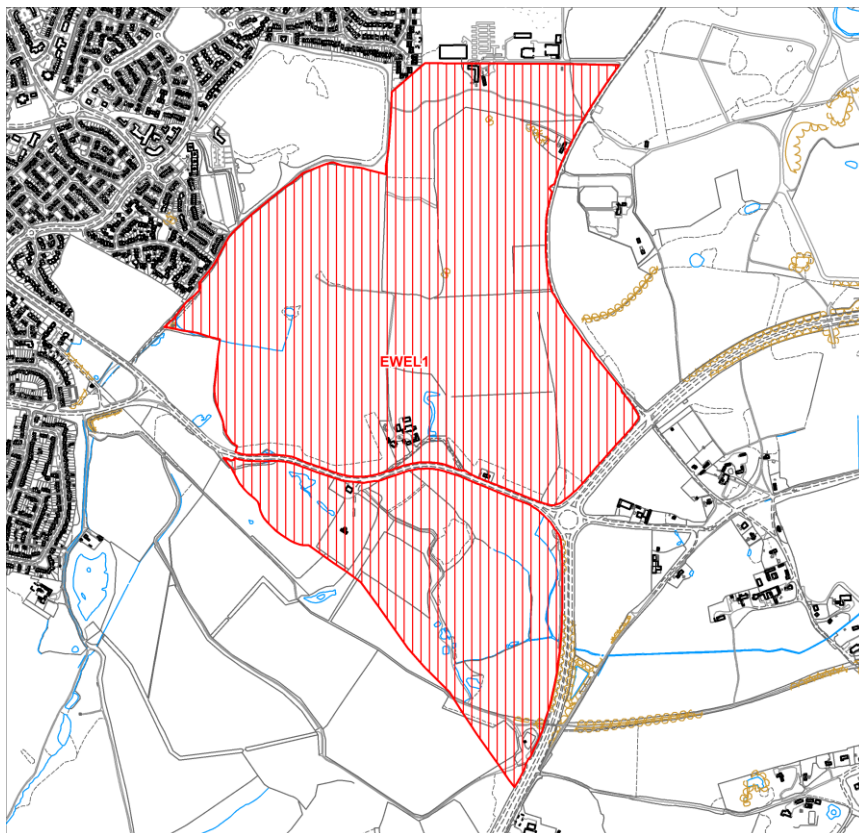
4.88 **Expected build out rates:** The SoCG also sets out build out rates for expected annual dwellings completions. The SoCG identifies that 120 dwellings per annum will be delivered starting in 2021/22, with a further 120 in the 2022/23 and 120 in 2023/24 monitoring years. A further minimum of 240 dwellings is anticipated to be delivered beyond of the 5 year period.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	120	120	120

4.89 **Conclusion:** The endorsement of the Masterplan, the SoCG and the agreed PPA set out clear evidence of progress towards an application for the site. The delivery intentions and build-out rates are pragmatic and reflect the current status of the site and allow enough flexibility in the timeline to be considered deliverable.

EWEL1: Land East of Welwyn Garden City

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



4.91 **Current Planning Status:** A Statement of Common Ground, found at Appendix P between the Council and the developer has set out agreed milestones and the date they are expected to be achieved. The milestones set out that the Masterplanning for the site has begun and following the conclusion of that, a submission of the planning application will follow in Summer 2020. Following determination and completion of the S106 agreement reserved matters for the site will be submitted in Spring 2021.

4.92 **Expected build out rates:** The SoCG also sets out delivery rates for the site with completions starting in 2021/22 monitoring year for 25 dwellings. Following this 75 dwellings are expected to be completed in the following year 2022/23 and from there 125 dwellings a year. In total 225 dwellings are expected to come forward within the 5 year period, with a further 1,125 dwellings coming forward beyond this period.

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of Dwellings	0	0	25	75	125

4.93 **Conclusion:** The site is also subject to a PPA which together with a start on the masterplan process and the SoCG show that firm progress is being made towards an application. The SoCG also sets out delivery intentions and an anticipated start date leaving enough flexibility for some variation in the timeline. Therefore it is considered that there is clear evidence to demonstrate that there is a reasonable prospect of this site delivering 225 dwellings in the first 5 years.

Totals: Supply of housing: Deliverable Part b)

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

4.95 The individual sites that make up the part b) supply can be found in Appendix B (Rows 399 to 415) and a total figure is displayed in table X below:

Table 7: Total Supply of Sites Deliverable Part b)

Source of Supply	Number of Dwellings Anticipated
District Plan Allocated Sites	3,378

Windfall Allowance

4.96 Paragraph 70 of the NPPF allows LPA's to make an allowance for windfall sites as part of an anticipated supply. There was evidence presented as part of the District Plan examination that a reliable source of windfall sites could be relied upon. The figure, as set out in Policy DPS3 is a total of 1125 dwellings across the plan period, which equates to 75 dwellings annually.

4.97 East Herts have taken a pragmatic approach to the windfall allowance and only applied 4 years supply due to it being unlikely that completions from new applications will come forward before March 31st 2020. Table 8 below sets out the annual allowance across the five year period giving a total allowance of 300 dwellings.

Table 8: Total supply – windfall allowance

	2019/20	2020/21	2021/22	2022/23	2023/24
Windfall Allowance	0	75	75	75	75

Supply of Housing: Total

4.98 The total identified supply of deliverable housing from all sources and sites that are considered deliverable is summarised in the table below.

Source of Supply	Number of dwellings anticipated
Major Development – Deliverable in Principle	2,584
Non-major Development – Deliverable in Principle	706
Net Losses	89
Deliverable Sites Part b)	3,378
Windfall Allowance	300
Total identified Supply	7,057

5. Conclusions

- 5.1 Taking into account the established need, the appropriate method for addressing shortfall and the additional buffer – the five-year housing requirement as set out in section 4 of this proof totals at 6,292 dwellings.
- 5.2 The identified supply of deliverable housing sites, as set out in section 5 of this proof, is 7,057 dwellings. The Council is therefore able to demonstrate a five-year land supply position of 5.6 years against the housing requirement.

Annual housing Requirement	Five Year housing Requirement	Identified Supply of Housing	Five Year Land Supply Calculation
1258.4	6,292	7,057	5.6 years

Appendix A: Housing Trajectory

Planning Application Ref	Current Status of Permission or Site	LP Alloc	Decision Date	Lapse Date	Address	Town	PDL	Area	Gain Total	Loss Total	Total number of net dwellings proposed	Gain Complete	Loss Complete	Total number of net completions to date	Gain Outstanding	Loss Outstanding	Total residual number of dwellings under construction, permitted/allocated	Number expected to be completed in Years 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	2024-39	2029 -2033	Total Identified Supply	
Deliverable Part a: Major Development																											
3/14/1583/FP	Development in progress	N	24/11/2015	24/11/2018	Land At Hoggates End, Dane O'coys Road	Bishop's Stortford	N	1.300	22	0	22	20	0	20	2	0	2	2	2								22
3/14/2143/OP	Detailed permission not started	Y	20/07/2017	20/07/2020	Land south of Hadham Road	Bishop's Stortford	N	7.090	247	0	247	0	0	0	247	0	247	0							247	247	
3/16/0973/ODPN	Development in progress	N	17/06/2016	17/06/2019	Walden Court, Parsonage Lane	Bishop's Stortford	Y	0.477	24	0	24	0	0	0	24	0	24	24	12	12							24
3/13/0804/OP	Allocated site	Y	02/04/2015	02/04/2018	ASR's 1-4 Land at Bishop's Stortford North	Bishop's Stortford	N	130	2200	0	2200	81	0	81	2119	0	2119	1260	260	250	250	250	250	859		2200	
3/13/0886/OP 3/17/1716/REM 3/16/1897/REM	Allocated site	Y	01/06/2016	01/06/2019	ASR 5, Land at Bishop's Stortford North	Bishop's Stortford	N	26.3	329	0	329	69	0	69	260	0	260	260	60	60	60	60	20			329	
3/16/0452/FUL	Development in progress	N	18/10/2017	18/10/2020	Rye Street, Farnham Road	Bishop's Stortford	N	1.45	30	0	30	0	0	0	30	0	30	30	15	15						30	
3/18/0432/FUL	Detailed permission not started	N	15/02/2019	15/02/2022	EHDC Car Park, Northgate End	Bishop's Stortford	Y	0.85	15	0	15	0	0	0	15	0	15	15		15						15	
3/17/0073/REM	Development in progress	N	14/09/2017	14/09/2020	Area 2, Land south of Hare Street Road	Buntingford	N	8.360	95	0	95	0	0	0	95	0	95	95	35	35	25					95	
3/17/0414/REM	Detailed permission not started	N	29/03/2018	29/03/2021	Area 3, Land south of Hare Street Road	Buntingford	N	5.800	81	0	81	0	0	0	81	0	81	81			25	35	21			81	
3/13/1925/OP 3/15/0300/OUT	Development in progress	N	08/03/2016	08/03/2019	Sainsburys Depot	Buntingford	Y	14.29	316	0	316	238	0	238	78	0	78	78	60	18						316	
3/13/1399/OP 3/19/0910/REM	Detailed permission not started	N	27/05/2016	27/05/2019	Land east of, Aspenden Road	Buntingford	N	2.930	56	0	56	0	0	0	56	0	56	56		10	30	16				56	
3/16/0471/VAR	Development in progress	N	23/12/2016	23/12/2019	Land north of Park Farm Industrial Estate, Ermine Street	Buntingford	N	16.270	180	0	180	100	0	100	80	0	80	80	40	40						180	
3/16/0959/REM	Development in progress	N	22/07/2016	22/07/2018	Land North Of Park Farm Industrial Estate, And The Freman College	Buntingford	N	1.724	25	0	25	23	0	23	2	0	2	2	2							25	
3/13/0813/OP 3/16/1392/REM	Detailed permission not started	N	10/03/2017	10/03/2020	Land north of Park Farm Industrial Estate	Buntingford	N	0.480	13	0	13	7	0	7	6	0	6	6	6							13	
3/16/1391/FUL 3/18/0019/NMA 3/18/1039/NMA	Development in progress	N	21/08/2017	21/08/2020	Land To The North Of, Park Farm Industrial Estate	Buntingford	N	1.020	43	0	43	0	0	0	43	0	43	43	25	18						43	
3/14/0504/PO (3/14/1386/FP)	Development in progress	N	29/04/2014	30/05/2016	Yeomans Court, Ware Road	Hertford	Y	6.9	25	0	25	11	0	11	14	0	14	14	7	7						25	
3/14/1369/FP	Development in progress	N	02/04/2015	02/04/2018	Former Waters Garage Site, 3-9 North Road	Hertford	Y	0.170	13	0	13	10	0	10	3	0	3	3	3							13	
3/16/1228/FUL	Detailed permission not started	N	31/03/2017	31/03/2020	Elbert Wurlings, Pegs Lane	Hertford	Y	0.065	14	1	13	0	1	-1	14	0	14	14		7	7					13	
3/17/0645/FUL	Detailed permission not started	N	21/12/2018	21/12/2021	306-310, Ware Road	Hertford	Y	0.750	51	1	50	0	0	0	51	1	50	50	-1	15	25	11				50	
3/17/0392/FUL	Detailed permission not started	N	05/01/2018	05/01/2021	Bircherley Green Shopping Centre Hertford	Hertford	Y	0.000	70	0	70	0	0	0	70	0	70	70		20	50					70	
3/18/0143/ODPN	Detailed permission not started	N	20/03/2018	20/03/2021	The Rotunda, 1 Old London Road	Hertford	Y	0.110	13	0	13	0	0	0	13	0	13	13		3	5	5				13	
3/14/1408/FP 3/17/2873/NMA	Development in progress	N	11/08/2015	11/08/2018	Land at Crane Mead, Crane Mead	Ware	Y	0.860	101	0	101	0	0	0	101	0	101	101	21	30	30	20				101	
3/16/2151/FUL	Detailed permission not started	N	01/11/2018	01/11/2021	The Centre Maltings, Rear of 14 New Road, Ware	Ware	Y	0.170	12	0	12	0	0	0	12	0	12	12		6	6					12	

Appendix A: Housing Trajectory

3/15/0561/FUL	Detailed permission not started	N	06/07/2018	06/07/2021	20 Amwell End, Ware	Ware	Y	0.050	10	0	10	0	0	0	10	0	10	10	5	5			10
3/17/2052/FUL	Detailed permission not started	N	03/07/2018	03/07/2021	4 - 18 Amwell End, Ware	Ware	Y	0.181	32	7	25	0	0	0	32	7	25	25	-7	12	20		25
3/17/1145/OUT	Detailed permission not started	N	16/02/2018	16/02/2021	Land At Gosmore Paddock 19, Hebing End	Benington	N	1.040	13	0	13	0	0	0	13	0	13	13	7	6			13
3/17/2030/REM 3/18/0260/FUL	Development in progress	N	06/02/2018	06/02/2021	Land south of Tanners Way	Hunsdon	N	0.673	13	0	13	1	0	1	12	0	12	12	10	2			13
3/15/0260/FUL	Detailed permission not started	N	14/06/2017	14/06/2019	Well House, Acorn Street	Hunsdon	Y	0.914	12	1	11	0	0	0	12	1	11	11	-1	6	6		11
3/17/2865/REM	Development in progress	N	04/04/2018	04/04/2021	Hunsdon Lodge Farm, Drury Lane, Hunsdon	Hunsdon	Y	1.1	14	1	13	9	1	8	5	0	5	5	5				13
3/16/2311/OUT	Detailed permission not started	N	08/06/2018	08/06/2021	Land At Stortford Road/Town Farm Crescent	Standon	N	1.100	15	0	15	0	0	0	15	0	15	15		5	5	5	15
3/18/1818/REM	Detailed permission not started	N	08/02/2019	08/02/2022	Cafe Field, Old Standon Hill	Standon	N	5.349	93	0	93	0	0	0	93	0	93	93	10	33	30	20	93
3/17/1558/REM	Development in progress	N	01/02/2018	01/02/2021	Land south of Froghall Lane, Walkern	Walkern	N	3.980	85	0	85	0	0	0	85	0	85	85	30	30	25		85
3/16/1164/FUL	Development in progress	N	18/10/2017	18/10/2020	Land South of Martlets, Hunsdon Road	Widford	N	0.860	18	0	18	12	0	12	6	0	6	6	6				18
Deliverable Part a: Non-Major Development																							
3/10/1959/FP	Development in progress	N	24/01/2011	24/01/2014	Wickham Hall, Hadham Road	Bishop's Stortford	N	2.107	6	0	6	0	0	0	6	0	6	6				6	6
3/18/2677/FUL	Detailed permission not started	N	05/03/2019	05/03/2022	8 And 10 Rye Street	Bishop's Stortford	Y	0.115	7	0	7	0	0	0	7	0	7	7	4	3			7
3/16/2160/FUL	Detailed permission not started	N	08/12/2016	08/12/2019	26 Northgate End	Bishop's Stortford	Y	0.023	6	0	6	0	0	0	6	0	6	6	6				6
3/16/2380/FUL	Detailed permission not started	N	06/07/2017	06/07/2020	Millars One, Southmill Road	Bishop's Stortford	Y	0.036	6	0	6	0	0	0	6	0	6	6		6			6
3/18/1518/FUL	Detailed permission not started	N	28/08/2018	28/08/2021	R/o 4 - 6 South Street	Bishop's Stortford	Y	0.049	6	2	4	0	0	0	6	2	4	4	-2	3	3		4
3/16/1485/FUL	Development in progress	N	19/09/2016	19/09/2019	Walden Court, Parsonage Lane	Bishop's Stortford	Y	0.47	8	0	8	0	0	0	8	0	8	8	4	4			8
3/17/1339/REM	Development in progress	N	08/11/2016	08/11/2019	Partridges, Farnham Road, Bishops Stortford	Bishop's Stortford	Y	0.49	5	1	4	2	1	1	3	0	3	3	3				4
3/16/1630/FUL	Development in progress	N	09/11/2016	09/11/2019	First And Second Floors, 42 North Street	Bishop's Stortford	Y	0.01	5	0	5	0	0	0	5	0	5	5	5				5
3/17/0350/FUL	Detailed permission not started	N	15/01/2018	15/01/2021	61 Hadham Road, Bishops Stortford	Bishop's Stortford	Y	0.07	9	0	9	0	0	0	9	0	9	9		4	5		9
3/17/2037/FUL 3/18/1599/FUL	Development in progress	N	03/11/2017	03/11/2020	116 Hadham Road, Bishops Stortford	Bishop's Stortford	Y	0.147	7	1	6	0	1	-1	7	0	7	7	4	3			6
3/17/2606/FUL	Detailed permission not started	N	09/01/2018	09/01/2021	Thorley Place, Thorley Lane East, Thorley, Bishops Stortford	Bishop's Stortford	Y	0.57	6	1	5	0	0	0	6	1	5	5	-1	3	3		5
3/17/0828/OUT	Detailed permission not started	N	12/03/2019	12/03/2022	Land Adj To Bournebrook House, Farnham Road	Bishop's Stortford	N	0.45	9	0	9	0	0	0	9	0	9	9	5	4			9
3/17/0223/FUL	Detailed permission not started	N	22/02/2019	22/02/2022	Land Adjacent To Walden Court, Parsonage Lane	Bishop's Stortford	Y	0.474	9	0	9	0	0	0	9	0	9	9		4	5		9
3/18/0609/FUL	Detailed permission not started	N	14/05/2018	14/05/2021	Area 3, Land south of Hare Street Road	Buntingford	N	0.240	5	0	5	0	0	0	5	0	5	5		5			5
3/15/0928/FUL	Development in progress	N	02/12/2010	02/10/2013	Adams Yard, Bull Plain	Hertford	Y	0.118	8	0	8	0	0	0	8	0	8	8	8				8
3/14/1841/FP	Development in progress	N	27/02/2015	27/02/2018	Buildings adj. to Sainsbury's, 26 Old Cross	Hertford	Y	1.1	7	0	7	0	0	0	7	0	7	7	7				7
3/19/0690/FUL 3/18/0339/FUL	Detailed permission not started	N	18/04/2018	18/04/2021	8-12 Railway Street	Hertford	Y	0.020	7	0	7	0	0	0	7	0	7	7	3	4			7
3/16/0058/FUL	Detailed permission not started	N	10/03/2016	10/03/2019	31 Chambers Street	Hertford	Y	0.027	6	0	6	0	0	0	6	0	6	6	6				6

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3/16/0431/FUL	Development in progress	N	22/04/2016	22/04/2019	17-19 Castle Street	Hertford	Y	0.060	8	0	8	0	0	0	8	0	8	8	8							8
3/17/2381/FUL	Detailed permission not started	N	10/01/2018	10/01/2021	Walton Motors, Cowbridge, Hertford	Hertford	Y	0.097	6	2	4	0	0	0	6	2	4	4		-2	6					4
3/18/0101/FUL	Detailed permission not started	N	14/05/2018	14/05/2021	31 Chambers Street	Hertford	Y	0.027	6	0	6	0	0	0	6	0	6	6		6						6
3/18/2614/FUL	Detailed permission not started	N	05/02/2019	05/02/2022	The Bridge House, North Road	Hertford	Y	0.280	9	1	8	0	0	0	9	1	8	8		-1	5	4				8
3/14/1748/FP 3/18/1023/FUL	Development in progress	N	20/11/2014	20/11/2017	Pishiobury House, Pishiobury Drive	Sawbridgeworth	Y	0.500	7	0	7	0	0	0	7	0	7	7		5	2					7
3/14/2069/FP	Development in progress	N	12/01/2015	12/01/2018	Suite 2, Plymouth House, The Square	Sawbridgeworth	Y	0.200	5	0	5	0	0	0	5	0	5	5		5						5
3/14/1764/FP	Development in progress	N	16/12/2014	16/12/2017	63-67, High Street	Ware	Y	0.300	5	1	4	2	1	1	3	0	3	3		1	2					4
3/17/0574/FUL	Detailed permission not started	N	05/05/2017	05/05/2020	4 Francis Road, Ware, SG12 9HB	Ware	N	0.203	6	0	6	0	0	0	6	0	6	6		6						6
3/17/2836/VAR	Detailed permission not started	N	05/02/2018	05/02/2021	Land R/o, 39 High Street, Ware	Ware	N	0.000	7	0	7	0	0	0	7	0	7	7			7					7
3/17/0711/REM	Development in progress	N	11/01/2018	11/01/2021	Land east of Green End Farm, Green End	Braughing	N	0.720	8	0	8	0	0	0	8	0	8	8		6	2					8
3/17/1493/FUL	Detailed permission not started	N	31/10/2017	31/10/2020	Ford Street Farm, 7 Ford Street, Braughing	Braughing	N	0.371	7	0	7	0	0	0	7	0	7	7		7						7
3/18/0503/FUL	Detailed permission not started	N	08/05/2018	08/05/2021	Clements Farm, Brickendon Lane	Brickendon	N	0.086	6	0	6	0	0	0	6	0	6	6			6					6
3/17/2324/FUL	Development in progress	N	01/12/2017	01/12/2020	Cole Green Works,	Cole Green	Y	0.650	5	0	5	0	0	0	5	0	5	5		2	3					5
3/18/2461/VAR	Development in progress	N	03/01/2019	03/01/2022	Land Opp St Marys Church And, South Of Parkins Close	Colliers End	N	0.255	6	0	6	0	0	0	6	0	6	6		1	5					6
3/18/0656/FUL	Detailed permission not started	N	17/07/2018	17/07/2021	1 - 4 Peasecroft, Cottered	Cottered	Y	0.180	7	4	3	0	0	0	7	4	3	3			-4	3	4			3
3/18/2268/ARPN	Detailed permission not started	N	07/12/2018	07/12/2021	Lordship Farm, Green End	Dane End	N	0.125	5	0	5	0	0	0	5	0	5	5			5					5
3/17/0028/OUT 3/17/2754/REM	Development in progress	N	23/05/2018	23/05/2021	Land Fronting B1368, Between Well House And Rosemary Cottage	Hare Street	N	0.610	5	0	5	0	0	0	5	0	5	5		5						5
3/15/1689/FUL	Development in progress	N	20/12/2016	20/12/2019	Steelcraft Works, Hare Street, Buntingford	Hare Street	Y	0.660	5	0	5	0	0	0	5	0	5	5		1	4					5
3/17/1690/FUL 3/17/2168/FUL	Development in progress	N	12/09/2017	12/09/2020	Layston Farm, Hare Street	Hare Street	Y	0.440	9	1	8	0	1	-1	9	0	9	9		5	4					8
3/18/2170/FUL	Development in progress	N	19/12/2018	19/12/2021	244 Hertingfordbury Road	Hertingfordbury	Y	0.085	5	0	5	0	0	0	5	0	5	5		4	1					5
3/18/1806/VAR	Development in progress	N	05/10/2018	05/10/2021	East Herts Equestrian Centre, Elbow Lane	Hertford Heath	Y	0.092	5	0	5	0	0	0	5	0	5	5		5						5
3/17/0174/VAR	Development in progress	N	23/03/2017	23/03/2020	Bury Farm House, Great Hornead	Great Hornead	N	0.72	7	0	7	0	0	0	7	0	7	7		1	6					7
3/18/0540/FUL	Detailed permission not started	N	03/08/2018	03/08/2021	Ashcroft Farm, Stortford Road, Little Hadham	Little Hadham	N	0.917	8	0	8	0	0	0	8	0	8	8			4	4				8
3/16/0589/OUT 3/18/0083/REM	Detailed permission not started	N	03/02/2017	03/02/2020	Land Adjacent To, Buntingford Road/A10 And Clements Close	Puckeridge	N	0.366	7	0	7	0	0	0	7	0	7	7			7					7
3/18/0798/VAR	Development in progress	N	02/08/2018	02/08/2021	Shenley, Cambridge Road	Puckeridge	Y	0.300	9	1	8	0	1	-1	9	0	9	9		5	4					8
3/18/2548/ARPN	Detailed permission not started	N	15/03/2019	15/03/2022	Buildings 2 And 4, Pole Hole Farm	Pye Corner	N	0.030	5	0	5	0	0	0	5	0	5	5			5					5
3/16/2331/FUL	Detailed permission not started	N	12/12/2016	12/12/2019	Land At Railway Meadow, London Road	Spellbrook	N	0.470	7	0	7	0	0	0	7	0	7	7			7					7
3/18/2556/VAR	Detailed permission not started	N	15/01/2019	15/01/2022	The Spinney, Hoddesdon Road	Stanstead Abbots & St Margarets	Y	0.220	6	0	6	0	0	0	6	0	6	6			6					6

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3/14/2048/RP	Detailed permission not started	N	28/05/2015	28/05/2018	145 North Road	Hertford	Y	0.048	1	0	1	0	0	0	1	0	1	1								1
3/16/0435/FUL	Detailed permission not started	N	20/04/2016	20/04/2019	19 Great Molewood	Hertford	Y	0.141	1	1	0	0	0	0	1	1	0	0	-1	1						0
3/18/1805/FUL	Detailed permission not started	N	02/10/2018	02/10/2021	The Grove, 54 Port Vale, Hertford, SG14 3AB	Hertford	Y	0.103	1	0	1	0	0	0	1	0	1	1			1					1
3/17/0674/FUL	Development in progress	N	12/05/2017	12/05/2020	120 North Road, Hertford, SG14 2BZ	Hertford	Y	0.090	1	1	0	0	1	-1	1	0	1	1			1					0
3/17/1112/FUL	Development in progress	N	06/07/2017	06/07/2020	Rayham House, 65A Ware Road	Hertford	Y	0.030	4	1	3	0	0	0	4	1	3	3	3							3
3/17/2809/FUL	Detailed permission not started	N	25/01/2018	25/01/2021	35 Liberty Close, Hertford	Hertford	Y	0.050	1	1	0	0	0	0	1	1	0	0			-1		1			0
3/17/1927/FUL	Detailed permission not started	N	06/10/2017	06/10/2020	Land Adj 145 North Road	Hertford	N	0.048	1	0	1	0	0	0	1	0	1	1					1			1
3/18/2529/FUL 3/19/0890/VAR	Detailed permission not started	N	17/01/2019	17/01/2022	Land To The Rear Of 18 And 20 Glebe Road,	Hertford	N	0.065	2	0	2	0	0	0	2	0	2	2					2			2
3/18/0072/FUL 3/18/2275/FUL	Detailed permission not started	N	19/03/2018	19/03/2021	Land Adj. To 202, Hertingfordbury Road	Hertford	N	0.140	4	0	4	0	0	0	4	0	4	4					4			4
3/18/1608/FUL	Development in progress	N	07/09/2018	07/09/2021	3 Great Molewood	Hertford	Y	0.060	1	1	0	0	1	-1	1	0	1	1			1					0
3/18/0103/FUL 3/19/0428/FUL	Detailed permission not started	N	14/03/2018	14/03/2021	190 North Road, Hertford	Hertford	Y	0.720	2	1	1	0	0	0	2	1	1	1					-1		2	1
3/18/0524/FUL	Detailed permission not started	N	01/05/2018	01/05/2021	32-34 Fore Street	Hertford	Y	0.014	3	0	3	0	0	0	3	0	3	3					3			3
3/18/0696/FUL	Detailed permission not started	N	07/06/2018	07/06/2021	15C St Andrew Street,	Hertford	Y	0.029	2	1	1	0	0	0	2	1	1	1			-1		2			1
3/18/1909/FUL	Development in progress	N	13/12/2018	13/12/2021	5A, Highfield Road,	Hertford	Y	0.100	1	1	0	0	1	-1	1	0	1	1			1					0
3/18/2155/FUL	Detailed permission not started	N	19/12/2018	19/12/2021	3, Calton Avenue, Hertford	Hertford	Y	0.040	1	0	1	0	0	0	1	0	1	1					1			1
3/19/0102/FUL	Detailed permission not started	N	26/03/2019	26/03/2022	Land Adjacent To, 19 Mangrove Drive	Hertford	N	0.060	1	0	1	0	0	0	1	0	1	1					1			1
3/18/0850/FUL	Detailed permission not started	N	14/11/2018	14/11/2021	Adams Yard, Hertford	Hertford	n/a	0.009	1	0	1	0	0	0	1	0	1	1					1			1
3/18/2422/FUL	Detailed permission not started	N	13/12/2018	13/12/2021	Rear Of 22, Calton Avenue	Hertford	N	0.068	1	0	1	0	0	0	1	0	1	1					1			1
3/18/2385/FUL	Detailed permission not started	N	28/02/2019	28/02/2022	8 Warren Park Road	Hertford	Y	0.152	1	1	0	0	0	0	1	1	0	0			-1		1			0
3/18/2104/FUL	Detailed permission not started	N	19/03/2019	19/03/2022	Land Between, 47 - 49 Queens Road	Hertford	N	0.042	1	0	1	0	0	0	1	0	1	1					1			1
3/18/1910/FUL	Detailed permission not started	N	22/10/2018	22/10/2021	Land adj, 325 Ware Road	Hertford	Y	0.020	1	0	1	0	0	0	1	0	1	1					1			1
3/18/2505/FUL	Detailed permission not started	N	09/01/2019	09/01/2022	288 Hertingfordbury Road	Hertford	Y	0.357	1	1	0	0	0	0	1	1	0	0			-1		1			0
3/18/0606/FUL	Detailed permission not started	N	07/06/2018	07/06/2021	17 Ware Road	Hertford	Y	0.026	1	0	1	0	0	0	1	0	1	1					1			1
3/18/0269/FUL	Detailed permission not started	N	13/06/2018	13/06/2021	75 Queens Road, Hertford	Hertford	Y	0.060	1	1	0	0	0	0	1	1	0	0			-1		1			0
3/19/0286/ODPN	Detailed permission not started	N	29/03/2019	29/03/2022	1A Dicker Mill, Hertford	Hertford	Y	0.036	1	0	1	0	0	0	1	0	1	1					1			1
3/16/0826/FUL 3/19/0711/FUL	Detailed permission not started	N	31/05/2016	31/05/2019	24 Church Walk	Sawbridgeworth	Y	0.039	1	1	0	0	0	0	1	1	0	0			-1		1			0
3/17/1659/FUL	Detailed permission not started	N	10/11/2017	10/11/2020	46 Pishiobury Drive	Sawbridgeworth	Y	0.200	1	1	0	0	1	-1	1	0	1	1					1			0
3/18/0018/VAR	Development in progress	N	05/03/2018	05/03/2021	The Ancient Raj, Knight Street, Sawbridgeworth,	Sawbridgeworth	Y	0.600	4	0	4	3	0	3	1	0	1	1					1			4
3/17/0973/FUL	Detailed permission not started	N	19/06/2017	19/06/2020	60 Station Road	Sawbridgeworth	Y	0.017	1	0	1	0	0	0	1	0	1	1					1			1

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3/17/0239/FUL	Detailed permission not started	N	11/07/2018	11/07/2021	Land Adjacent To Chestnuts, 5 Green End	Braughing	N	0.470	4	0	4	0	0	0	4	0	4	4			2	2			4
3/18/0722/FUL	Detailed permission not started	N	23/05/2018	23/05/2021	R/O 15 Green End	Braughing	Y	0.110	2	0	2	0	0	0	2	0	2	2			2				2
3/11/1282/FP	Development in progress	N	12/10/2011	12/10/2014	Woodlands, Friars Road	Braughing Friars	Y	1.500	1	0	1	0	0	0	1	0	1	1	1						1
3/16/1613/ARPN	Development in progress	N	07/02/2017	07/02/2020	Jepps Farm, Mangrove Lane, Brickendon	Brickendon	N	0.025	1	0	1	0	0	0	1	0	1	1	1						1
3/15/2476/FUL	Development in progress	N	08/02/2016	08/02/2019	Long Leys, Fanshaws Lane	Brickendon	N	0.134	1	0	1	0	0	0	1	0	1	1	1						1
3/17/0782/FUL	Detailed permission not started	N	07/06/2017	07/06/2020	Sewards Barn, Brickendon Lane	Brickendon	N	0.120	1	0	1	0	0	0	1	0	1	1			1				1
3/16/2506/ARPN	Detailed permission not started	N	29/06/2017	29/06/2020	Agricultural Barn, East of Brickendon Lane	Brickendon	Y	0.830	1	0	1	0	0	0	1	0	1	1			1				1
3/18/1754/FUL	Development in progress	N	01/02/2019	01/02/2022	Dalmonds, Mangrove Lane, Brickendon	Brickendon	N	0.560	4	0	4	0	0	0	4	0	4	4	2	2					4
3/18/0905/ARPN	Detailed permission not started	N	08/06/2018	08/06/2021	Monks Green Farm, Mangrove Lane,	Brickendon	N	0.040	2	0	2	0	0	0	2	0	2	2			2				2
3/16/2000/FUL	Development in progress	N	15/12/2016	15/12/2019	35 Burnham Green Road, Burnham Green	Burnham Green	Y	0.185	1	1	0	0	1	-1	1	0	1	1			1				0
3/17/1901/FUL	Detailed permission not started	N	20/11/2018	20/11/2021	94 Burnham Green Road, Burnham Green, Welwyn,	Burnham Green	N	0.016	1	0	1	0	0	0	1	0	1	1			1				1
3/17/2521/SDDPN	Detailed permission not started	N	18/12/2017	18/12/2020	Crouchfield Farm, Wadesmill Road, Chapmore End	Chapmore end	Y	0.020	1	0	1	0	0	0	1	0	1	1			1				1
3/17/2495/FUL	Development in progress	N	29/11/2017	29/11/2020	Farthing Hall Stables, Cole Green	Cole Green	Y	1.260	1	1	0	0	0	0	1	1	0	0			-1	1			0
3/06/0423/FP	Development in progress	N	26/04/2006	26/04/2009	Dowsetts Farm	Colliers End	N	0.468	2	0	2	0	0	0	2	0	2	2	2						2
3/18/1149/FUL	Detailed permission not started	N	04/09/2018	04/09/2021	Land To North Of Barnacres, Ermine Street	Colliers End	N	0.050	3	0	3	0	0	0	3	0	3	3			3				3
3/11/1131/FP	Development in progress	N	17/08/2011	17/08/2014	Bancroft Farmhouse	Cottered	N	0.170	1	0	1	0	0	0	1	0	1	1	1						1
3/17/1926/FUL	Development in progress	N	15/11/2017	15/11/2020	Garden House, Cottered	Cottered	Y	1.000	1	1	0	0	1	-1	1	0	1	1			1				0
3/18/0048/ARPN	Development in progress	N	06/03/2018	06/03/2021	Barn At, Warren Lane, Cottered	Cottered	Y	0.050	2	0	2	0	0	0	2	0	2	2	2						2
3/18/2562/FUL	Detailed permission not started	N	21/01/2019	21/01/2022	Matchfords, Brook End	Cottered	Y	0.200	1	1	0	0	0	0	1	1	0	0			-1	1			0
3/18/0545/FUL	Detailed permission not started	N	09/05/2018	09/05/2021	Cripplegate Lane, Warren Lane, Cottered	Cottered	Y	0.028	1	0	1	0	0	0	1	0	1	1			1				1
3/08/0950/FP	Development in progress	N	30/07/2008	30/07/2011	2 Easington Road	Dane End	Y	0.045	2	1	1	0	0	0	2	1	1	1	1						1
3/18/0133/FUL	Development in progress	N	21/05/2018	21/05/2021	Whitehill Farm, Whitehill, Dane End	Dane End	N	0.011	1	0	1	0	0	0	1	0	1	1			1				1
3/18/0940/FUL	Development in progress	N	17/07/2018	17/07/2021	Gregorys Barn, Gregorys Farm	Dane End	Y	0.080	1	0	1	0	0	0	1	0	1	1			1				1
3/18/1736/ARPN	Development in progress	N	20/09/2018	20/09/2021	Barn At Whitehill Farm, Whitehill	Dane End	N	0.019	3	0	3	0	0	0	3	0	3	3			3				3
3/17/2650/FUL	Development in progress	N	04/01/2018	04/01/2021	Land Adj 95 Datchworth Green	Datchworth	N	0.073	1	0	1	0	0	0	1	0	1	1	1						1
3/17/2119/FUL	Detailed permission not started	N	02/11/2017	02/11/2020	9 Burnham Green Road, Datchworth	Datchworth	Y	0.180	1	1	0	0	0	0	1	1	0	0			-1	1			0
3/17/2680/FUL	Detailed permission not started	N	02/03/2018	02/03/2021	37 And 39, Bramfield Road, Datchworth	Datchworth	Y	0.090	2	2	0	0	2	-2	2	0	2	2			2				0
3/18/1171/FUL	Detailed permission not started	N	03/10/2018	03/10/2021	1 Brookbridge Lane	Datchworth	Y	0.160	2	1	1	0	0	0	2	1	1	1			-1	2			1
3/17/1306/FUL	Detailed permission not started	N	02/08/2017	02/08/2020	The Beehive	Epping Green	Y	0.260	1	0	1	0	0	0	1	0	1	1			1				1
3/15/2447/OUT 3/19/0347/FUL	Detailed permission not started	N	02/03/2018	02/03/2021	The Spinney, Whitebarns Lane	Furneux Pelham	N	0.116	1	0	1	0	0	0	1	0	1	1			1				1
3/17/0530/FUL	Development in progress	N	27/04/2017	27/04/2020	The Bower House, The Street	Furneux Pelham	Y	0.440	1	1	0	0	1	-1	1	0	1	1	1						0

Appendix A: Housing Trajectory

3/17/0632/FUL	Detailed permission not started	N	07/12/2017	07/12/2020	Dingley Dell, The Street, Furneux Pelham	Furneux Pelham	Y	0.150	1	1	0	0	0	0	1	1	0	0			-1	1			0
3/17/2369/FUL	Development in progress	N	30/11/2017	30/11/2020	Land Adjacent, Hillside, The Street	Furneux Pelham	N	0.085	1	0	1	0	0	0	1	0	1	1			1				1
3/18/1062/FUL	Detailed permission not started	N	04/03/2019	04/03/2022	Land adj, Glencol Allens Meadow, The Wash	Furneux Pelham	Y	0.038	1	0	1	0	0	0	1	0	1	1			1				1
3/18/1479/FUL	Detailed permission not started	N	15/11/2018	15/11/2021	Land Adjacent To Wych Elm Cottage, Barleycroft End	Furneux Pelham	N	0.062	1	0	1	0	0	0	1	0	1	1			1				1
3/18/1044/FUL	Detailed permission not started	N	01/08/2018	01/08/2021	Land West Of Hillside, The Street	Furneux Pelham	Y	0.060	1	0	1	0	0	0	1	0	1	1			1				1
3/17/2976/SDDP N	Detailed permission not started	N	15/02/2018	15/02/2021	Pole Hole Farm, Pye Corner, Gilston	Gilston	Y	0.030	4	0	4	0	0	0	4	0	4	4			4				4
3/16/2503/FUL	Detailed permission not started	N	04/01/2017	04/01/2020	Land Rear Of 12, Gypsy Lane, Great Amwell, SG12 9RN	Great Amwell	Y	0.070	1	0	1	0	0	0	1	0	1	1			1				1
3/90/0594/FP	Development in progress	N	23/03/1991	23/09/1996	Van Hages Garden Centre, Amwell Hill	Great Amwell	Y	0.006	1	0	1	0	0	0	1	0	1	1			1				1
3/16/0716/FUL	Detailed permission not started	N	22/09/2016	22/09/2019	Hillside Farm, Hillside Lane	Great Amwell	Y	0.370	3	0	3	0	0	0	3	0	3	3			2	1			3
3/17/0567/FUL 3/18/1466/VAR	Detailed permission not started	N	11/05/2017	11/05/2020	1 The Firs Amwell Hill, Great Amwell, SG12 9RG	Great Amwell	N	0.110	1	0	1	0	0	0	1	0	1	1			1				1
3/17/2074/FUL	Development in progress	N	30/10/2017	30/10/2020	Land To Rear Of, 19 Gypsy Lane	Great Amwell	N	0.086	1	0	1	0	0	0	1	0	1	1			1				1
3/17/1911/OUT	Detailed permission not started	N	25/10/2017	25/10/2020	Land Adjacent To Byfield Nursery, Gypsy Lane	Great Amwell	Y	0.047	1	0	1	0	0	0	1	0	1	1			1				1
3/17/1735/OUT	Detailed permission not started	N	15/09/2017	15/09/2020	Land Rear Of 8 Gypsy Lane	Great Amwell	N	0.070	1	0	1	0	0	0	1	0	1	1			1				1
3/18/2187/FUL	Development in progress	N	19/12/2018	19/12/2021	Land Rear Of 37, Lower Road	Great Amwell	Y	0.040	1	0	1	0	0	0	1	0	1	1			1				1
3/18/0169/FUL	Detailed permission not started	N	21/06/2018	21/06/2021	Land Adjacent To The Orchard Hall Lane	Great Hornead	Y	0.084	1	0	1	0	0	0	1	0	1	1			1				1
3/18/2570/OUT	Detailed permission not started	N	22/01/2019	22/01/2022	High Trees, junction with Biggin Hill to Andersons Lane	Great Hornead	Y	0.200	3	1	2	0	0	0	3	1	2	2			-1	2	1		2
3/14/2123/FP	Development in progress	N	22/01/2015	22/01/2015	Cowley Croft, Mill Farm, Mentley Lane	Great Munden	Y	0.800	1	1	0	0	1	-1	1	0	1	1			1				0
3/18/2425/FUL	Detailed permission not started	N	04/01/2019	04/01/2022	Grudds Farm, Green Tye	Green Tye	Y	0.218	1	1	0	0	0	0	1	1	0	0			-1	1			0
3/17/1611/ARPN	Detailed permission not started	N	31/08/2017	31/08/2020	Springle Farm, Springle House, Springle Lane	Hailey	N	0.010	1	0	1	0	0	0	1	0	1	1			1				1
3/16/1668/FUL	Development in progress	N	28/09/2016	28/09/2019	Woolston Farm, The Street	Haultwick	N	0.047	1	0	1	0	0	0	1	0	1	1			1				1
3/17/2446/REM	Detailed permission not started	N	05/01/2018	05/01/2021	Land Adj, Elm Cottage, Hare Street	Hare Street	N	0.180	3	0	3	0	0	0	3	0	3	3			1	2			3
3/17/1862/OUT 3/18/1953/REM	Development in progress	N	04/01/2019	04/01/2022	Hare Street Garage, Hare Street, Buntingford	Hare Street	Y	0.100	4	1	3	0	1	-1	4	0	4	4			4				3
3/18/1183/FUL	Development in progress	N	23/07/2018	23/07/2021	Barn, Stonebury Farm	Hare Street	N	0.410	1	0	1	0	0	0	1	0	1	1			1				1
3/14/1204/FP	Development in progress	N	21/08/2014	21/08/2017	Quinbury Farm, Hay Street	Hay Street	Y	0.602	4	0	4	0	0	0	4	0	4	4			4				4
3/17/2849/ARPN	Detailed permission not started	N	05/02/2018	05/02/2021	The Barn Hay House, Hay Street	Hay Street	Y	0.020	2	0	2	0	0	0	2	0	2	2				2			2
3/15/1288/FUL 3/19/0421/FUL	Detailed permission not started	N	19/08/2015	19/08/2018	Land adj, 60 Woodland Road	Hertford Heath	N	0.020	1	0	1	0	0	0	1	0	1	1			1				1
3/16/1372/FUL	Development in progress	N	22/08/2016	22/08/2019	Land Rear Of 57 Mount Pleasant	Hertford Heath	N	0.083	1	0	1	0	0	0	1	0	1	1			1				1
3/16/1572/FUL	Detailed permission not started	N	21/09/2016	21/09/2019	Adj. To Storage Land, Rear of 2 London Road	Hertford Heath	N	0.080	4	0	4	0	0	0	4	0	4	4			2	2			4

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3/17/1924/FUL	Detailed permission not started	N	11/10/2017	11/10/2020	The Paddocks, 6 Waterford Common	Waterford	Y	0.180	1	1	0	0	0	0	1	1	0	0	-1	1					0	
3/16/1227/FUL	Development in progress	N	25/07/2016	25/07/2019	Land Adjacent to, 8 and 10 School Lane	Watton-at-Stone	Y	0.072	1	0	1	0	0	0	1	0	1	1	1						1	
3/18/1717/FUL	Detailed permission not started	N	21/09/2018	21/09/2021	High Oaks, Pigs Green	Westland Green	Y	0.340	1	1	0	0	0	0	1	1	0	0	-1	1					0	
3/15/1044/FUL	Development in progress	N	01/07/2016	01/07/2019	Garage Site Rear Of, 3 Pilgrims Row	Westmill	Y	0.012	1	0	1	0	0	0	1	0	1	1	1						1	
3/18/2629/ARPN	Detailed permission not started	N	30/01/2019	30/01/2022	The Old Stable, Westmill Trout Farm, Westmill Road,	Westmill	N	0.008	1	0	1	0	0	0	1	0	1	1	1						1	
3/16/2693/FUL 3/18/1264/VAR	Detailed permission not started	N	02/03/2017	02/03/2020	Land adj Greenacres, Ware Road, Widford, SG12 8RL	Widford	N	0.048	1	0	1	0	0	0	1	0	1	1							1	
3/17/0002/FUL	Development in progress	N	27/04/2017	27/04/2020	Widfordbury Farm, Ware Road, Widford	Widford	N	0.940	2	0	2	0	0	0	2	0	2	2	2						2	
3/17/1624/OUT 3/18/2630/REM	Detailed permission not started	N	14/12/2017	14/12/2020	Land Adj. To, Bertrams Cottage, Stevenage Lane	Widford	N	0.045	1	0	1	0	0	0	1	0	1	1	1						1	
3/17/1821/FUL 3/19/0292/VAR	Detailed permission not started	N	27/09/2017	27/09/2020	Platts Bungalow, Howletts Road	Widford	Y	0.255	1	1	0	0	0	0	1	1	0	0							0	
3/18/1726/FUL	Detailed permission not started	N	10/10/2018	10/10/2021	3 Nether Street, Widford	Widford	Y	0.037	2	1	1	0	0	0	2	1	1	1							1	
3/18/1543/FUL	Detailed permission not started	N	29/08/2018	29/08/2021	Plovers, Medcalf Hill	Widford	Y	0.316	1	1	0	0	0	0	1	1	0	0	-1	1					0	
3/18/2156/ARPN	Detailed permission not started	N	27/11/2018	27/11/2021	Holborn Farm, West End Road, Wormley West End,	Wormley West End	N	0.013	2	0	2	0	0	0	2	0	2	2	2						2	
3/17/2229/FUL	Detailed permission not started	N	30/11/2017	30/11/2020	Former Cow Shed, The Chestnuts, Cherry Orchard Lane	Wyddial	N	0.071	1	0	1	0	0	0	1	0	1	1							1	
Net Losses																										
3/15/2531/FUL	Development in progress	N	04/08/2016	04/08/2019	The Ridgeway, Hertford	Hertford	Y	1.460	120	122	-2	26	122	-96	94	0	94	94	34	30	30					-2
3/18/1112/FUL	Detailed permission not started	N	31/10/2018	31/10/2021	Colebrooke Court, The Ridgeway	Hertford	Y	0.090	11	14	-3	0	0	0	11	14	-3	-3	0	-14	11					-3
3/13/1745/FP	Development in progress	N	25/11/2013	25/11/2016	42-48 Rye Street	Bishop's Stortford	Y	0.050	2	4	-2	0	4	-4	2	0	2	2	0	2						-2
3/17/0617/FUL	Detailed permission not started	N	21/01/2019	21/01/2022	1st And 2nd Floor 16A South Street	Bishop's Stortford	Y	0.009	0	1	-1	0	0	0	0	1	-1	-1	-1							-1
3/17/0774/FUL	Detailed permission not started	N	24/05/2017	24/05/2020	97 Fore Street, Hertford	Hertford	Y	0.060	0	2	-2	0	0	0	0	2	-2	-2	-2							-2
3/18/2305/FUL	Detailed permission not started	N	04/01/2019	04/01/2022	Homestead Farm Livery, Elbow Lane	Hertford Heath	Y	0.060	0	1	-1	0	0	0	0	1	-1	-1	-1							-1
District Plan Site Allocations																										
BISH5	District Plan Allocation	Y			South of Bishop's Stortford	Bishop's Stortford	N		750	0	750	0	0	0	750	0	750	342		42	100	100	100	408		750
BISH6	District Plan Allocation	Y			Bishop's Stortford High School	Bishop's Stortford	Y		150	0	150	0	0	0	150	0	150	120				60	60	30		150
BISH7	District Plan Allocation	Y			The Goods Yard	Bishop's Stortford	Y		586	0	586	0	0	0	586	0	586	530		149	174	151	56	56		586
BISH8	District Plan Allocation	Y			The Causeway	Bishop's Stortford	Y		100	0	100	0	0	0	100	0	100	0						100		100
BISH9	District Plan Allocation	Y			East of Manor Links	Bishop's Stortford	N		50	0	50	0	0	0	50	0	50	50			20	30				50
HERT2	District Plan Allocation	Y			Mead Lane Area	Hertford	Y		200	0	200	0	0	0	200	0	200	0						200		200
HERT3	District Plan Allocation	Y			West of Hertford (South)	Hertford	N		250	0	250	0	0	0	250	0	250	219			36	87	96	31		250
HERT3	District Plan Allocation	Y			West of Hertford (North)	Hertford	N		342	0	342	0	0	0	342	0	342	300						42		342

Appendix A: Housing Trajectory

HERT4	District Plan Allocation	Y			North of Hertford	Hertford	N		152	0	152	0	0	0	152	0	152	52			52			100		152	
HERT5	District Plan Allocation	Y			South of Hertford	Hertford	N		50	0	50	0	0	0	50	0	50	50			25	25				50	
SAWB2	District Plan Allocation	Y			North of West Road	Sawbridgeworth	N		140	0	140	0	0	0	140	0	140	140			55	55	30			140	
SAWB3	District Plan Allocation	Y			South of West Road	Sawbridgeworth	N		200	0	200	0	0	0	200	0	200	200		70	70	60				200	
SAWB4	District Plan Allocation	Y			North of Sawbridgeworth	Sawbridgeworth	N		200	0	200	0	0	0	200	0	200	140			20	60	60	60		200	
EOS1	District Plan Allocation	Y			East of Stevenage	Stevenage	N		600	0	600	0	0	0	600	0	600	360			120	120	120	240		600	
WARE2	District Plan Allocation	Y			Land North and East of Ware	Ware	N		1000	0	1000	0	0	0	1000	0	1000	200				100	100	500	300	1000	
GA1	District Plan Allocation	Y			The Gilston Area	Gilston	N		3150	0	3150	0	0	0	3150	0	3150	450				200	250	1500	1200	3150	
EWEL1	District Plan Allocation	Y			Land East of Welwyn GC	Welwyn	N		1350	0	1350	0	0	0	1350	0	1350	225			25	75	125	625	500	1350	
Permission Granted Subject to S106																											
3/15/0524/FUL	Full Permission subject to S106	N			Millars Three, Southmill Road	Bishop's Stortford	Y		14	0	14	0	0	0	14	0	14	0							14		14
SLAA Sites																											
	SLAA Site				Bishop's Stortford Air Cadet HQ, Knights Row	Bishop's Stortford	Y		11	0	11	0	0	0	11	0	11	0							11		11
	SLAA Site				Land to the rear of 37-57 Haymeads Lane, Haymeads Lane	Bishop's Stortford	N		14	0	14	0	0	0	14	0	14	0							14		14
	SLAA Site				Land at Braziers Field	Hertford	N		18	0	18	0	0	0	18	0	18	0							18		18
Windfall Allowance																	300		75	75	75	75	375	375	1050		
Totals																											
									14538	263	14275	630	167	463	13908	96	13812	7057	836	1180	1659	1863	1519	5430	2375	15325	

Appendix B: BISH5 Statement of Common Ground

BISH5 - Bishop's Stortford South Statement of Common Ground between East Herts Council and Countryside Properties

August 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council ('the Local Planning Authority') and Countryside Properties ('the Developer'). The SoCG updates that previously agreed by the parties in [September 2017](#).
- 1.2 It relates to the land south of Whittington Way, Bishop's Stortford ('Bishop's Stortford South'), which has been allocated for residential-led mixed-use development in Policy BISH5 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 750 homes. The District Plan expects that the first 200 homes will be delivered in the period 2017 to 2022. A further 500 homes will be delivered in the period 2022 to 2027. The final 50 homes will be delivered in the period 2027 to 2033.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council's five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 Bishop's Stortford South comprises 53 hectares of land, located to the south of Whittington Way. The site is bounded by the A1184 to the south, Obrey Way to the west, Whittington Way to the north and the rear gardens of properties along Thorley Street to the east.
- 2.2 The full extent of the site is shown in the location plan below:



3. Milestones

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplan Framework	25 July 2018 – Masterplan Framework approved by Council
Hybrid Planning Application comprising: (a) Full application for 142 dwellings (b) Outline application for approx. 608 dwellings with all matters reserved except access	20 March 2019 – Planning permission granted subject to a legal agreement
S106 completed and decision notice issued	September 2019

4. Build-out Rates

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards, based on two outlets operating from the site at any one time.

4.2 Delivery of the local centre, the employment area and serviced land for the primary and secondary schools will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions

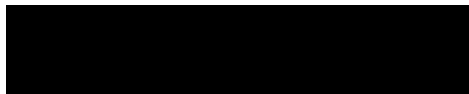
2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
42	100	100	100	100	100	100	108

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only, and whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:

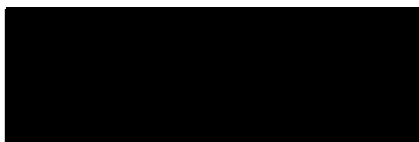


Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: \$ August 2019

Signed on behalf of Countryside Properties:



Name: Andrew Taylor

Position: Director – Head of Planning

Date: 13 September 2019

Appendix C: BISH6 Statement of Common Ground

BISH6 – Bishop’s Stortford High School Site Statement of Common Ground between East Herts Council, The Bishop’s Stortford High School and Hertfordshire County Council Property

September 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council (‘the Local Planning Authority’), The Bishop’s Stortford High School (the majority land owner and intended applicant) and Hertfordshire County Council Property (part land owner, adjoining landowner and the education authority)
- 1.2 It relates to the land at the Bishop’s Stortford High School site, London Road, Bishop’s Stortford, which has been allocated for residential development in Policy BISH6 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 150 homes. The District Plan expects that all the homes will be delivered between 2017 and 2027. While delivery of homes on the site is not anticipated until the completion of the relocation of the Bishop’s Stortford High School, part of the site may come forward within the next five years.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council’s five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 BISH6 is located to the west of London Road, Bishop’s Stortford.
- 2.2 The full extent of the site is shown in the location plan below:



3. Milestones

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplanning	Autumn 2019
Outline application submitted	Autumn 2019
Determination of application	Winter 2019/early 2020
Completion of S106 Agreement	Spring 2020
Reserved Matters application	Spring/Summer 2020

4. Build-out Rates

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards, based on two outlets operating from the site at any one time (including affordable housing).

Table 1: Expected Annual Dwelling Completions

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
		60	60	30/60*	0/43*		

* Dual numbers reflect that Policy BISH6 states 'around 150 homes', whereas the forthcoming application proposes 223 new dwellings and permission has not yet been granted for any higher amount.

5. Limitations

5.1 The expected build-out rates identified in this SoCG are Indicative only, and whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 24 September 2019

~~Signed on behalf of The Bishop's Stortford High School~~

Name: S. PLOOGER

Position: AST. DIR. PROPERTY

Date: 24 September 2019

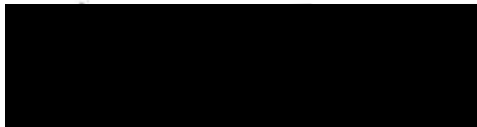
Signed on behalf of Hertfordshire County Council Property:



Name: A. J. FURDHAM

Position: CHAIRMAN OF GROUNDS

Date: 24 September 2019





BISH7 (The Goods Yard) – Housing Trajectory Survey

September 2019

Introduction:

This survey sets out the position on delivery rates regarding the BISH7 Site allocation completed by the site promoter and developer Solum Regeneration.

The purpose of this document is to confirm the deliverability and expected build-out rates of this site in order to inform the Council's five year land supply position. The site was allocated for around 600 dwellings due to be delivered between 2017 and 2027 – as set out in District Plan Policy BISH7. Since then the site has been granted planning permission for up to 586 dwellings.

The expected build-out rates identified below are indicative only, and whilst they are produced with the best knowledge at the time of writing, it is recognised that these may be subject to change.

Milestones:

The following key milestones have been achieved or are expected to be achieved in the near future. :

Milestone(s)	Date Achieved/Expected to be achieved
Hybrid Planning Application comprising: (a) Full application for 323 dwellings (b) Outline application for approx. 263 all matters reserved apart from access	Planning Permission Granted: 18 th July 2018
All Pre-Commencement Conditions to be Discharged	December 2019 [residential phases only – Phase 1D and Phase 2B]
Submission of Reserved Matters Application	2020/21

Delivery Timetable:

This section is to be completed by the developer and relates to information that directly demonstrates the deliverability of the site.

Anticipated date for work to start on site:	1 st March 2019 (as stated on the s106 Commencement Notice)
Anticipated year for development to be completed:	2024/25

The table below sets out the anticipated housing completions on the site in future years and is completed by the developer/site promoter. The years are measured from April 1st – March 31st the following year.

2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
-	149*	174*	151	56	56	-	-	-

* Bellway – anticipated dates.

Appendix E: BISH9 Statement of Common Ground

BISH9 – East of Manor Links Statement of Common Ground between East Herts Council and Stonebond Properties Ltd.

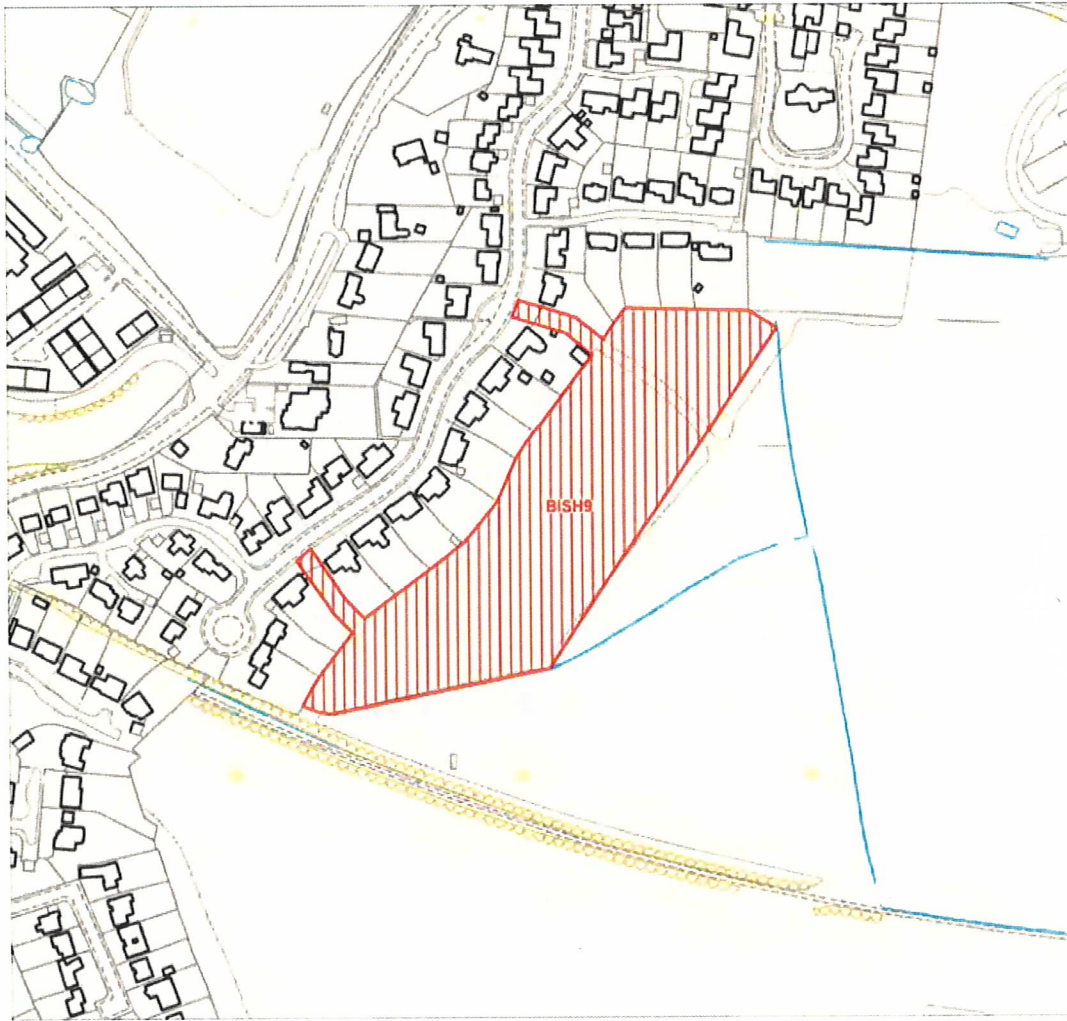
October 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council ('the Local Planning Authority') and Stonebond Properties Ltd. ('the Developer').
- 1.2 It relates to the land east of Manor Links, Bishop's Stortford which has been allocated for residential development in Policy BISH9 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 50 homes. The District Plan sets out that the site will be delivered in the period 2017 to 2022.
- 1.4 The purpose of this SoCG is to inform the Council's five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 The site is located between Bishop's Stortford Golf Course to the east and the existing residential area (Manor Links) to the west.
- 2.2 The full extent of the site is shown in the location plan below:



3. **Milestones**

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplan Framework	January 2020 – Masterplan Framework endorsed by executive March 2020 – adopted Council
Submission of Full Planning Application	January 2020
Determination of Application	April 2020
S106 completed and decision notice issued	Spring/summer 2020

4. Build-out Rates

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

Table 1: Expected Annual Dwelling Completions

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
-	20	30	-	-	-	-	-

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only, and whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 24th October 2019

Signed on behalf of Stonebond Properties Ltd.:



Name: Will Owers

Position: Senior Land Manager

Date: 24th October 2019

Appendix F: HERT3 (north) Statement of Common Ground

HERT3 – Land West of Hertford (North of Welwyn Road) Statement of Common Ground between East Herts Council and London and Regional Properties

September 2019

1. **Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council (“the Local Planning Authority”) and London and Regional Properties (“the Site Promoter”). The SoCG updates that previously agreed by the parties in [September 2017](#).
- 1.2 It relates to the Land West of Hertford (North of Welwyn Road), which has been allocated for mixed-use development in Policy HERT3 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 300 homes. The District Plan expects that all homes will be delivered by 2022.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council’s five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. **Site Location**

- 2.1 HERT3 comprises an area of 12.55ha and it is located to the north of Welwyn Road and immediately abuts the built-up area of Hertford to the east.
- 2.2 The full extent of the site is shown in the location plan below:



3. **Milestones**

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplanning Framework Approved	5th March 2019
Outline application Submitted and Validated April 2019 (3/19/0790/OUT) 342 dwellings	2019
Outline application decision	November 2019
Submission of Reserved Matters application	November 2020
Decision of Reserved Matters application	February 2021
Submission of pre-commencement conditions	April 2021
Start on site	January 2022
Complete on site	December 2024

4. **Build-out Rates**

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

4.2 Delivery of the supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
		150	150	0/42 ¹			

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only and, whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 9 September 2019

Signed on behalf of London and Regional Properties:



Name: Olivia St-Amour

Position: Senior Planner, Rapleys

Date: 9 September 2019

¹ Dual numbers to reflect that Policy HERT3 states 'around 300 dwellings', whereas application proposes 342 new homes

Appendix G: HERT3 (south) Statement of Common Ground

HERT3 – Land West of Hertford (South of Welwyn Road/West of Thieves Lane)

Statement of Common Ground between East Herts Council and Croudace Homes

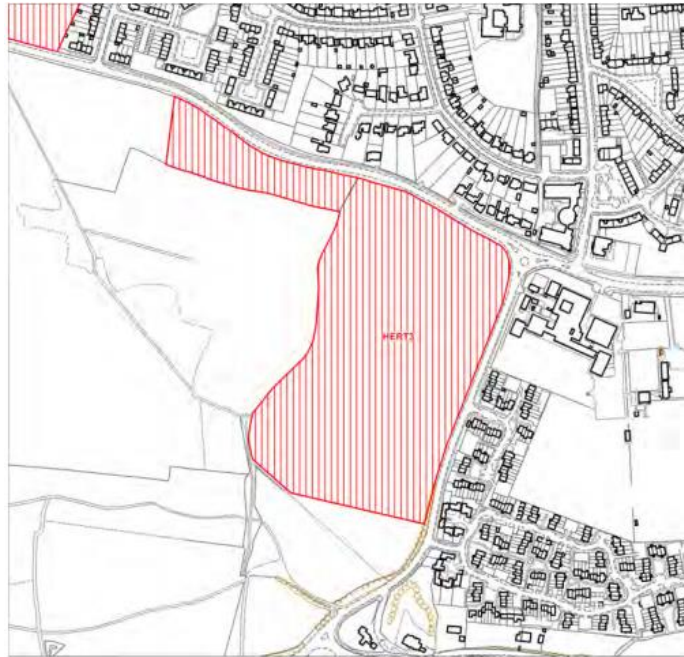
August 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council (“the Local Planning Authority”) and Croudace Homes (“the Site Promoter”). The SoCG updates that previously agreed by the parties in [August 2017](#).
- 1.2 It relates to the land West of Hertford which is to the south of Welwyn Road/West of Thieves Lane, and which has been allocated for residential development in Policy HERT3 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 250 homes. The District Plan expects that all homes will be delivered by 2022.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council’s five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 HERT3 comprises an area of around 9ha and it is located to the south of Welwyn Road and to the west of Thieves Lane.
- 2.2 The full extent of the site is shown in the location plan below:



3. **Milestones**

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplanning Framework	Approved by Council March 2019
Planning Application Submitted and Validated May 2019 (3/19/1024/FUL) 254 dwellings	2019
Planning Permission granted	November 2019
Start on site	First quarter of 2020

4. **Build-out Rates**

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

4.2 Delivery of the other land uses and supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
0	36	87	96	31/35 ¹			

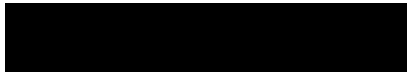
¹ Dual numbers to reflect that Policy HERT3 states 'around 250 homes', whereas application proposes 254 new dwellings and permission has not yet been granted for any higher amount

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only and, whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 4 September 2019

Signed on behalf of Croudace Homes:



Name: Richard Kelly

Position: Strategic Land Promoter, Croudace Homes Limited

Date: 4 September 2019

Appendix H: HERT4 Statement of Common Ground

HERT4 – Land North of Hertford Statement of Common Ground between East Herts Council and Durkan (Bengeo) Ltd

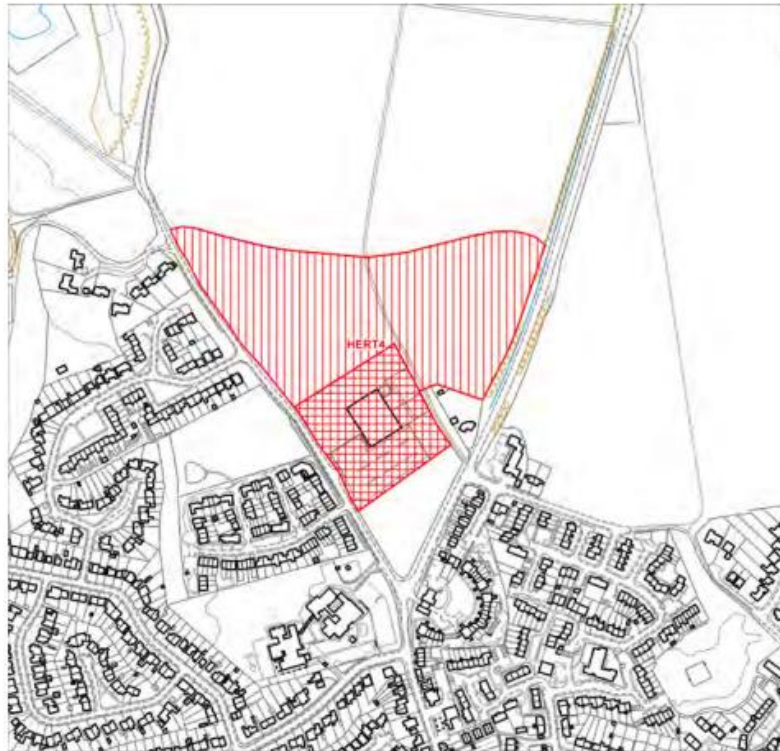
August 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council ('the Local Planning Authority') and Durkan (Bengeo) Ltd ('the Owners'). The SoCG updates that previously agreed by the Council and the Kler Group in [March 2017](#).
- 1.2 It relates to the land north of Hertford to the north of Sacombe Road which has been allocated for residential development in Policy HERT4 of the East Herts District Plan 2018.
- 1.3 HERT4 allocates two parcels of land in different ownership for a total of 150 homes. This SoCG relates to one parcel of land to the north of Sacombe Road which is allocated for around 50 homes. The District Plan expects that all homes on this site will be delivered by 2022.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council's five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 This part of the HERT4 site comprises an area of around 1.68ha and it is located to the north of Sacombe Road.
- 2.2 The full extent of the site is shown in the location plan below:



3. **Milestones**

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplanning Framework	To be submitted to Council for consideration 23 October 2019
Planning Application to be Submitted	30 August 2019

4. **Build-out Rates**

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

4.2 Delivery of the supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	50/52 ¹						

¹ Dual numbers to reflect that Policy HERT4 states 'around 50 homes', whereas application proposes 52 new dwellings

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only and, whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:

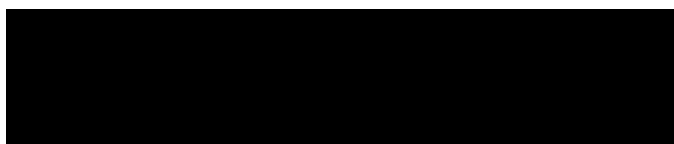


Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 19th August 2019

Signed on behalf of Durkan (Bengeo) Ltd:



Name: Kim Rickards

Position: Senior Planning Manager

Date: 16th August 2019

Appendix I: HERT5 Statement of Common Ground

HERT5 – Land at Mangrove Road Statement of Common Ground between East Herts Council and CALA Homes Ltd.

September 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council (the Local Planning Authority) and CALA Homes (North Home Counties) Ltd. The SoCG updates that previously agreed by the East Herts Council and Christ's Hospital Foundation in March 2017.
- 1.2 It relates to the land south of Hertford which has been allocated for residential development in Policy HERT5 of the East Herts District Plan 2018.
- 1.3 This site is allocated for around 50 homes. The District Plan expects that all homes on this site will be delivered by the end of 2022.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council's five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 This part of the HERT5 site comprises an area of around 4.7ha and it is located to the west of Mangrove Road.
- 2.2 The full extent of the site is shown in the location plan below:



3. Milestones

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Submission of Masterplan	October 2019
Endorsement of Masterplan	November 2019
Submission of Full Planning Application	December 2019
Determination of Full Planning Application	Q1 2020
Completion of S106 Agreement	Q2 2020
Start on Site	Q1 2021

4. Build-out Rates

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

4.2 Delivery of the supporting infrastructure will be set out in an agreed Phasing Plan.

4.3 CALA Homes (NHC) are currently early on in the masterplanning process for the development of this site and as this process has not yet produced an indicative number

of units for the site. The table below has therefore been based on the 50 units indicated within the Site Allocation Policy HERT5

Table 1: Expected Annual Dwelling Completions


2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
0	25	25	-	-	-	-	-

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only, and whilst they are produced with the best of both parties knowledge at the time of agreement, both parties agree that these can be subject to change for various reasons. A proposed number of units for the site has not yet been generated through the masterplanning process the Applicant is involved with.

6. Signatories

Signed on behalf of East Herts Council:

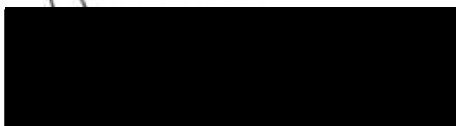


Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: ~~September 2019~~ 7 OCTOBER 2019

Signed on behalf of Christ's Hospital Foundation:



Name: Nell Farnsworth

Position: Senior Planning Manager, CALA Homes (North Home Counties) Ltd

Date: 3rd October 2019

Appendix J: SAWB2 Statement of Common Ground

SAWB2 – Land North of West Road Statement of Common Ground between East Herts Council and Taylor Wimpey

August 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council ('the Local Planning Authority') and Taylor Wimpey ('the Developer'). The SoCG updates that previously agreed by the parties in [October 2017](#).
- 1.2 It relates to the land north of West Road, Sawbridgeworth, which has been allocated for residential development in Policy SAWB2 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 125 homes. The District Plan expects that all homes will be delivered by 2022. A planning application was submitted in August 2018 for the development of 140 dwellings (planning application reference: 3/18/1760/FUL), which was approved subject to the completion of a S106 Agreement in February 2019.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council's five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 SAWB2 comprises 6.14 hectares of open land, located to the north of West Road and the west of the Mandeville Primary School, Sawbridgeworth.
- 2.2 The full extent of the site is shown in the location plan below:



3. Milestones

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplan Framework Endorsed	July 2018
Application granted subject to S106 – 140 homes	February 2019
S106 completed and decision notice issued	September 2019

4. Build-out Rates

4.1 Table 1 below shows the expected number of residential completions from 2019 onwards.

Table 1: Expected Annual Dwelling Completions

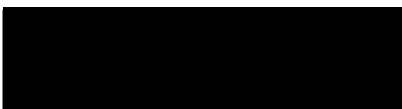
2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	55	55	30				

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only, and whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:

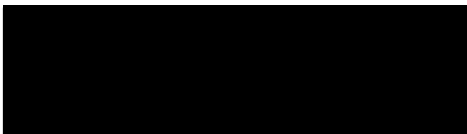


Name: Claire Slme

Position: Service Manager (Policy & Implementation)

Date: 7 OCTOBER 2019

Signed on behalf of Taylor Wimpey:



Name: Jack Brudenell

Position: Planning Manager

Date: 18 September 2019

Appendix K: SAWB3 Statement of Common Ground

**SAWB3 – Land South of West Road, Sawbridgeworth
Statement of Common Ground between
East Herts Council and Barratt David Wilson North Thames (BDW North Thames)**

August 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council ('the Local Planning Authority') and BDW North Thames ('the Developer'). The SoCG updates that previously agreed by the parties in October 2017.
- 1.2 It relates to the land south of West Road, Sawbridgeworth, which has been allocated for residential development in Policy SAWB3 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 175 homes. The District Plan expects that all homes will be delivered by 2022. A planning application was received in July 2018 for the development of 200 homes (planning application reference 3/18/1523/FUL), which was approved subject to the completion of a S106 Agreement in March 2019.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council's five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 SAWB3 comprises 11.7ha of open land, located to the south of West Road, Sawbridgeworth, situated in part to the south of existing residential development fronting West Road and to the west of the main settlement of Sawbridgeworth.
- 2.2 The full extent of the site is shown in the location plan below:



3. Milestones

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplan Framework Endorsed	July 2018
Application granted subject to S106 – 200 homes	March 2019
S106 completed and decision notice issued	September 2019

4. Build-out Rates

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

4.2 Delivery of the supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
70	70	60					

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only, and whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:

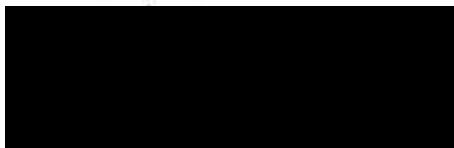


Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: ~~5 August 2019~~ 7 OCTOBER 2019

Signed on behalf of BDW North Thames:



Name: Michael L. George B.,Sc., B,Arch, RIBA

Position: Senior Design and Planning Manager Barratt David Wilson North Thames

Date: 5 August 2019

Appendix L: SAWB4 Statement of Common Ground

SAWB4 – Land North of Sawbridgeworth Statement of Common Ground between East Herts Council and Countryside Properties

August 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council ('the Local Planning Authority') and Countryside Properties (UK) Limited ('the Developer'). The SoCG updates that previously agreed by the parties in [October 2017](#).
- 1.2 It relates to the land north of Sawbridgeworth, which has been allocated for residential development in Policy SAWB4 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 200 homes. The District Plan expects that all homes will be delivered by 2027.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council's five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 SAWB4 is located to the north of Sawbridgeworth.
- 2.2 The full extent of the site is shown in the location plan below:



3. **Milestones**

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplan Framework Endorsed	Submitted August 2019 - to be considered at 3 September Executive Committee and 23 October Council.
Submission of amended hybrid application for phases 1 and 2 (182 dwellings)	September 2019

4. **Build-out Rates**

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

4.2 Delivery of the supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions

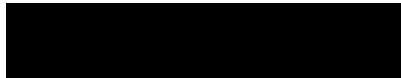
2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
0	20	60	60	60			

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only and, whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 4 September 2019

Signed on behalf of Countryside Properties:



Name: Isaac Kibirige

Position: Senior Development Manager

Date: 28th August 2019

Appendix M: WARE2 Statement of Common Ground

WARE2 – Land north and east of Ware Statement of Common Ground between East Herts Council and Ptarmigan Land and Mr A. Fordham

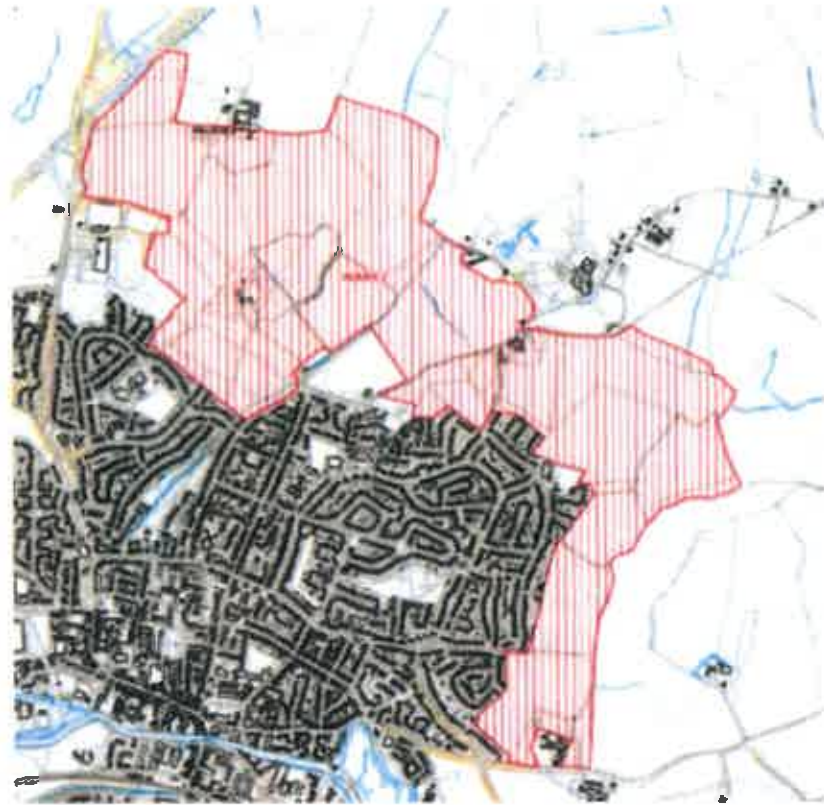
September 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council (“the Local Planning Authority”) and Ptarmigan Land and Mr A. Fordham (“the land controllers”). The SoCG updates that previously agreed by the parties in October 2017.
- 1.2 It relates to the Land North and East of Ware, which has been allocated for a residential-led mixed-use development in Policy WARE2 of the East Herts District Plan 2018.
- 1.3 The site is allocated for at least 1,000 new homes, with potential for a further 500 homes subject to suitable transport infrastructure mitigation measures being implemented. The District Plan expects that 1,000 homes on this site will be delivered by 2033.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council’s five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 The WARE2 site is located to the north and east of the town of Ware.
- 2.2 The full extent of the site is shown in the location plan below:



3. Milestones

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplanning Framework	To be submitted to Council for consideration 23 October 2019
Submission of Outline Planning Application	Q2 2020

4. Build-out Rates

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

4.2 Delivery of the other land uses and supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions¹

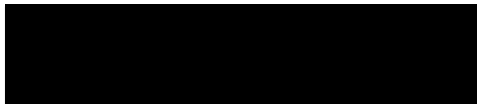
2022/23 1	2023/24 2	2024/25 3	2025/26 4	2026/27 5	2027/28 6	2028/29 7	2029/30 8	2030/31 9	2031/32 10
100	100	100	100	100	100	100	100	100	100

5. Limitations

- 5.1 The expected build-out rates identified in this SoCG are indicative only and, whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



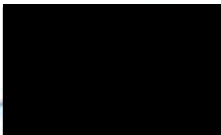
Name: Claire Sime

Position: Service Manager (Policy & Implementation)


Date: ~~September 2019~~ 7 OCTOBER 2019

¹ Trajectory based on the provision of 1,000 dwellings in accordance with Policy WARE2. In the event that the strategic highway mitigation measures are resolved to HCC Highways' satisfaction, the SoCG will be revised to reflect agreed dwelling numbers in due course.

Signed on behalf of Ptarmigan Land;

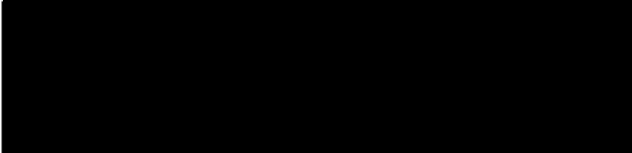
Name:  (CHAIK NEILSON)
Position: DEVELOPMENT DIRECTOR
Date: September 2019

Signed on behalf Victoria Buxton and Nicholas Fowell Buxton:

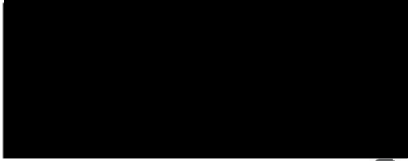

Name: N.F. BUXTON
Position: TRUSTEE
Date: September 2019

Signed on behalf of the Royal Agricultural Benevolent Institution:


Name: Malcolm Thomas
Position: Chairman
Date: September 2019


Name: Joshua Hosier
Position: Deputy Chairman
Date: September 2019

Signed on behalf of Hugo Page Croft, Samuel Rogers Edward Page Croft and others:



Name: HUGO D PAGE CROFT.

Position: TRUSTEE & LANDOWNER.

Date: September 2019 16th

Signed on behalf of Mr A. Fordham:



Name: A J FORDHAM

Position: LANDOWNER.

Date: September 2019

Signed on behalf of Dan & Sarah Munroe



Name: STRUTT + PARKER

Position: AGENT TO DAN + SARAH MUNROE

Date: September 2019

Name: Jeannie Alice Elizabeth Crawley
Position: Chair
Date: September 2019



Signed on behalf of Jeannie Alice Elizabeth Crawley:

Appendix N: GA1 Statement of Common Ground

GA1– Gilston Area
Statement of Common Ground between
East Herts Council and
(jointly) Places for People Developments Ltd and Briggens Estate 1 Ltd
September 2019

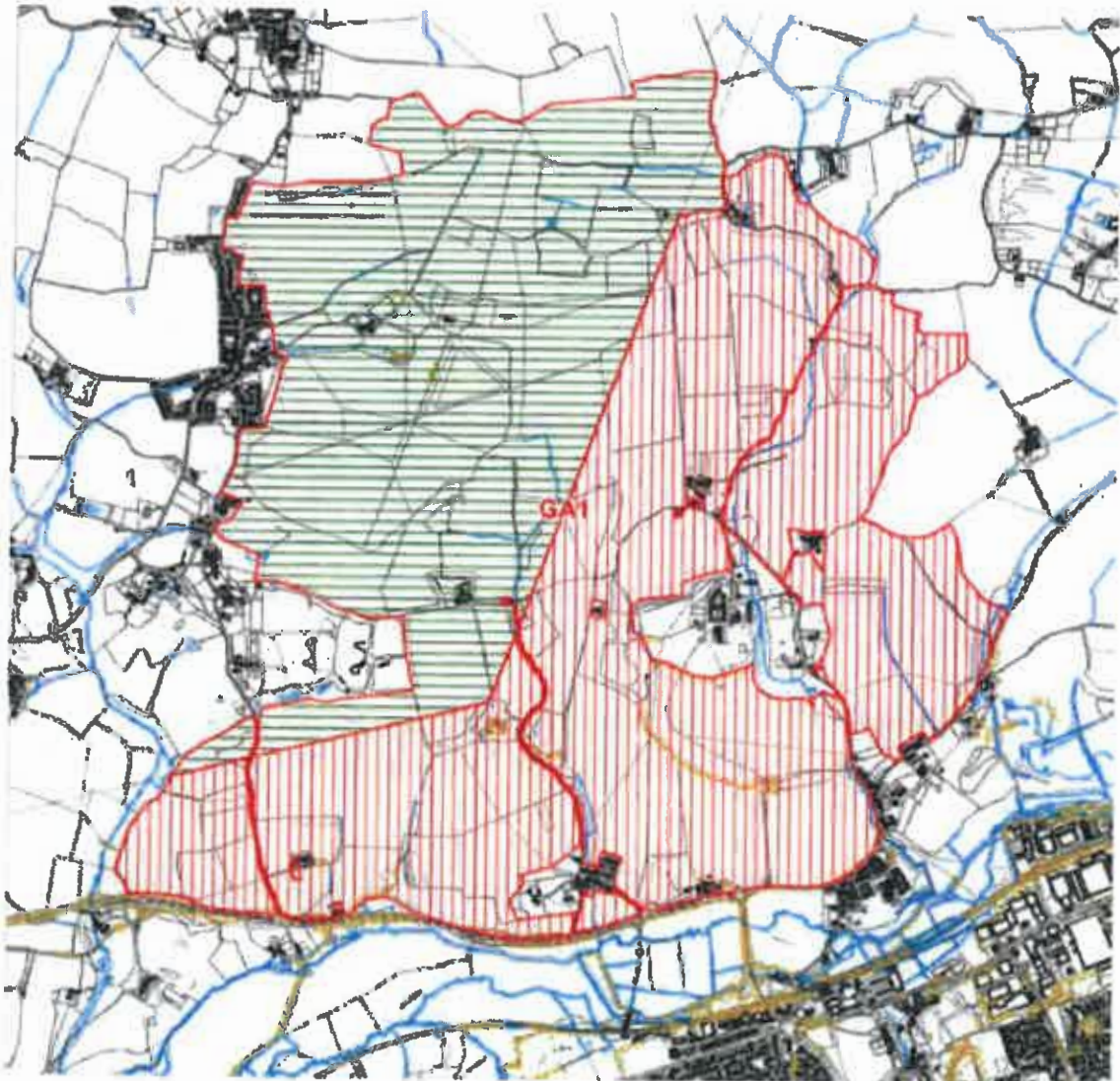
1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed as a tripartite agreement between East Herts Council ('the Local Planning Authority') and (jointly) Places for People Developments Ltd (PpP) and Briggens Estate 1 Ltd (BE) (together 'the land owners'). A previous tripartite SoCG was agreed between the parties in November 2017 and is attached as Annex 1. The contents of that SoCG continues to be relevant and this SoCG specifically deals with anticipated build out rates.
- 1.2 This SoCG relates to the land in the Gilston Area which has been allocated for a residential-led mixed-use development in Policy GA1 of the East Herts District Plan 2018.
- 1.3 GA1 allocates land for 10,000 new homes. The District Plan expects that at least 3,050 of these homes will be delivered by 2033.
- 1.4 The purpose of this SoCG is to agree the expected build-out rates of the site. The SoCG will be used to inform the Local Planning Authority's five year housing land supply.
- 1.5 This SoCG relates to the land in the control of the landowners named above comprising:-
- i. the land controlled by PpP proposed for a total of up to 8,500 homes to be delivered through six new villages referred to as villages 1, 2, 3, 4, 5 and 6.
 - ii. the land controlled by BE proposed for a total of up to 1,500 homes to be delivered through a single new village referred to as village 7.
- 1.6 This SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

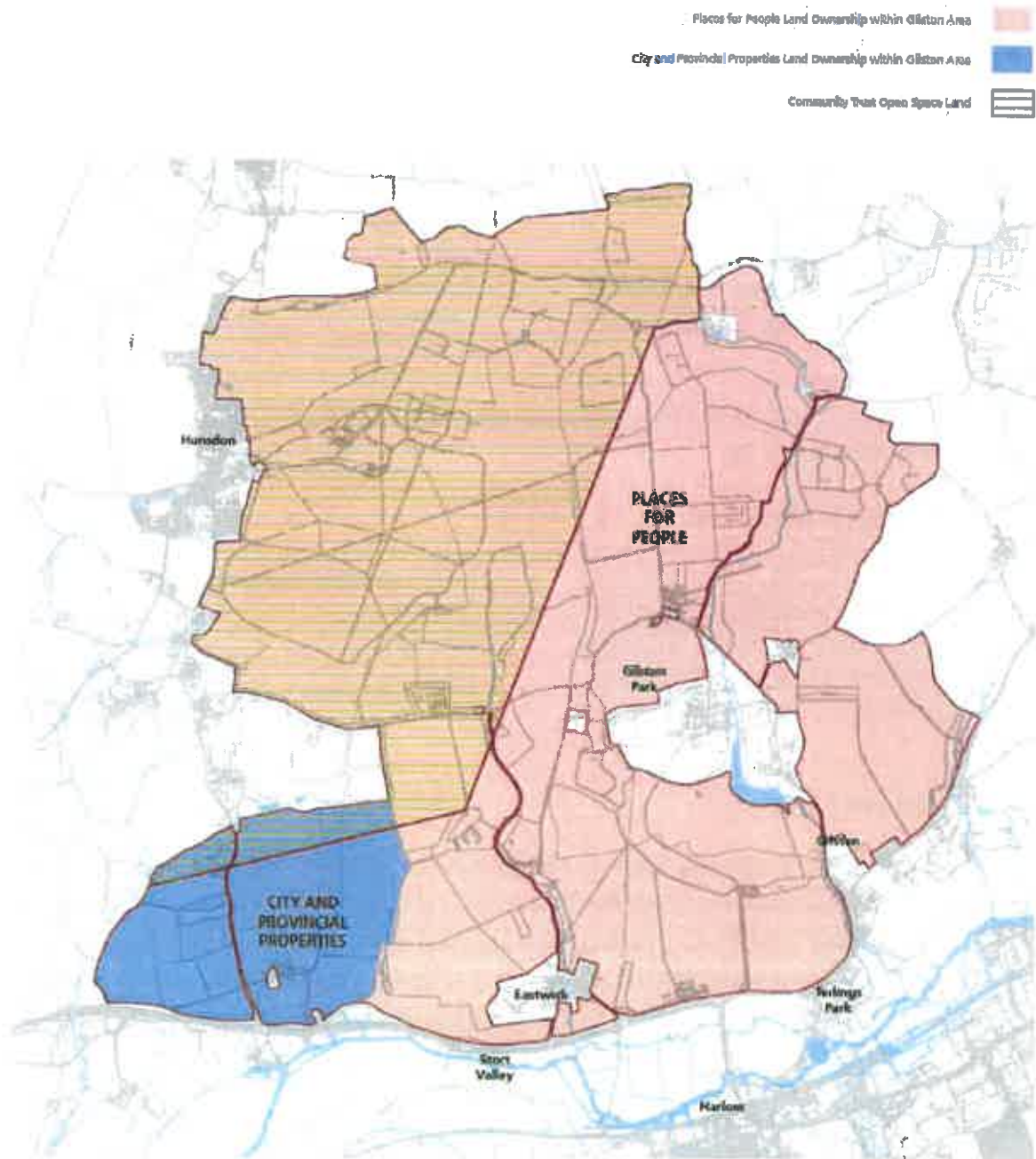
2. Site Location

2.1 The GA1 site is located to the north of the Stort Valley, in close proximity to the New Town of Harlow.

2.2 The full extent of the allocation site is shown in the location plan below:



2.3 The broad extent of the land controlled by PfP covered by this SoCG is shown shaded pink in the plan below. The broad extent of the land controlled by BE covered by this SoCG is shown shaded purple in the plan below:



3. **Milestones**

3.1 The following key milestones have been achieved or are expected to be achieved in the near future by PFP:

Table 1: PFP Milestones

Milestone	Date Achieved/Expected to be achieved
Submission of Outline Application	Validated 12 June 2019
Determination of Outline Application	Subject to Planning Performance Agreement (PPA) extending to 31 January 2020
Submission of Village 1 Masterplan	Q2 2020
Submission of First Reserved Matters	Q3 2020

3.2 The following key milestones have been achieved or are expected to be achieved in the near future by BE:

Table 2: BE Milestones

Milestone	Date Achieved/Expected to be achieved
Submission of Outline Application	Q4 2019
Determination of Outline Application	Q1 2020
Submission of Village 7 Masterplan	Q3 2020
Submission of First Reserved Matters	Q3 2020

4. **Build-out Rates**

4.1 Table 3 below shows the landowners' estimate of the expected minimum number of residential completions from 2020 onwards for the allocation as a whole and, as such, has not been apportioned to the individual land ownerships. Each landowner agrees that the completion numbers set out, as a minimum, can be achieved based upon both their individual, and their collective, understanding of milestones and delivery assumptions. The figures within Table 3 are also a minimum for the period to 2028.

4.2 The approach to the sequencing of housing and the other land uses in individual villages and between villages, and for the phasing of supporting infrastructure, will be agreed as the applications are determined.

Table 3: Combined Expected Annual Dwelling Completions – With HIF*

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
		200	250	450	650	650	650

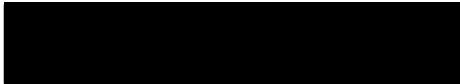
- 4.3 * 'HIF' is the Housing Infrastructure Fund Bid, submitted by Hertfordshire County Council and supported by East Herts Council and the landowners together with Essex County Council, Harlow Council and Epping Forest District Council for the forward funding of infrastructure. The award of HIF is considered to have a positive impact upon unlocking and accelerating the delivery of housing, in particular in later years supporting housing delivery rates to exceed Plan assumptions.
- 4.4 The minimum figures in Table 3 demonstrate that, in the first three years' delivery, housing rates would be consistent with the assumptions set out in the District Plan ie achieving an average delivery rate of a minimum of approximately 300 dwellings per annum for the Gilston Area. In recognition of progress against milestones set out in Tables 1 and 2 delivery is shown to be running in advance of the assumptions set out in the District Plan for this allocation.
- 4.5 The Local Planning Authority considers that, based upon the information contained in this SoCG, a minimum average delivery rate of at least 300 dwellings per annum from 2022/23 onwards is realistic based upon appropriate evidence.
- 4.6 The Local Planning Authority recognises that the landowners consider this rate can be exceeded in later years and agrees to review the SoCG at least annually in order to ensure assumptions are based upon up to date evidence. The figures will be reviewed, if necessary, when the HIF bid decision is made.

5: Limitations

- 5.1 The expected build-out rates identified in this SoCG are indicative only and, whilst they are produced with the best of parties' knowledge at the time of agreement, the parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



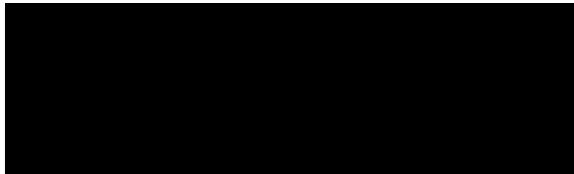
Name: Claire Sime

Position: Service Manager (Policy & Implementation)

CS. 4 OCTOBER

Date: ~~19 September~~ 2019

Signed on behalf of Places for People Development Ltd:



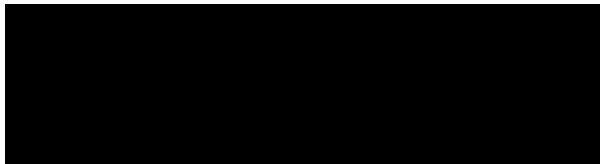
Name:

Position: ~~GROUP~~ EXECUTIVE DIRECTOR

~~19~~ 4 OCTOBER

Date: ~~19 September~~ 2019

Signed on behalf of Briggens Estate 1 Ltd:



Name: PAUL KEMPE

Position: DIRECTOR

Date: 19 September 2019

EOS1 – Land East of Stevenage

Statement of Common Ground between

East Herts Council and Pigeon Land Ltd and Hythe Ltd

September 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council (‘the Local Planning Authority’) and Pigeon Land Ltd and Hythe Ltd. The SoCG updates that previously agreed by the parties in [September 2017](#).
- 1.2 It relates to the land east of Stevenage which has been allocated for a residential-led mixed-use development in Policy EOS1 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 600 new homes. The District Plan expects that all homes on this site will be delivered by 2025. A hybrid planning application was received by the Council in January 2019 (planning reference: 3/19/0118/OUT) for up to 618 homes.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform the Council’s five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. **Site Location**

- 2.1 The EOS1 site is approximately 37ha in size and is located on land to the east of Stevenage.
- 2.2 The full extent of the site is shown in the location plan below:



3. **Milestones**

- 3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplanning Framework endorsed	September 2018
Outline planning application submitted	January 2019
Application at Committee	November/December 2019
Completion of S106/Planning Permission	2020
Reserved Matters applications submitted	2020

4. Build-out Rates

- 4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.
- 4.2 Delivery of the other land uses and supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
0	120	120	120	120	120/138 ¹	0	0

5. Limitations

- 5.1 The expected build-out rates identified in this SoCG are indicative only, and whilst they are produced with the best of both parties' knowledge at the time of agreement, both parties agree that these may be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 3rd September 2019

¹ Dual numbers to reflect that Policy EOS1 states 'around 600 homes', whereas application proposes 618 new dwellings and permission has not yet been granted for any higher amount

Signed on behalf of Pigeon Land Ltd and Hythe Ltd:



Name: Simon Butler-Finbow

Position: Planning Director

Date: 3rd September 2019

Appendix P: EWEL1 Statement of Common Ground

EWEL1 / SP 19 – Land East of Welwyn Garden City Statement of Common Ground between East Herts Council and Tarmac Trading Ltd

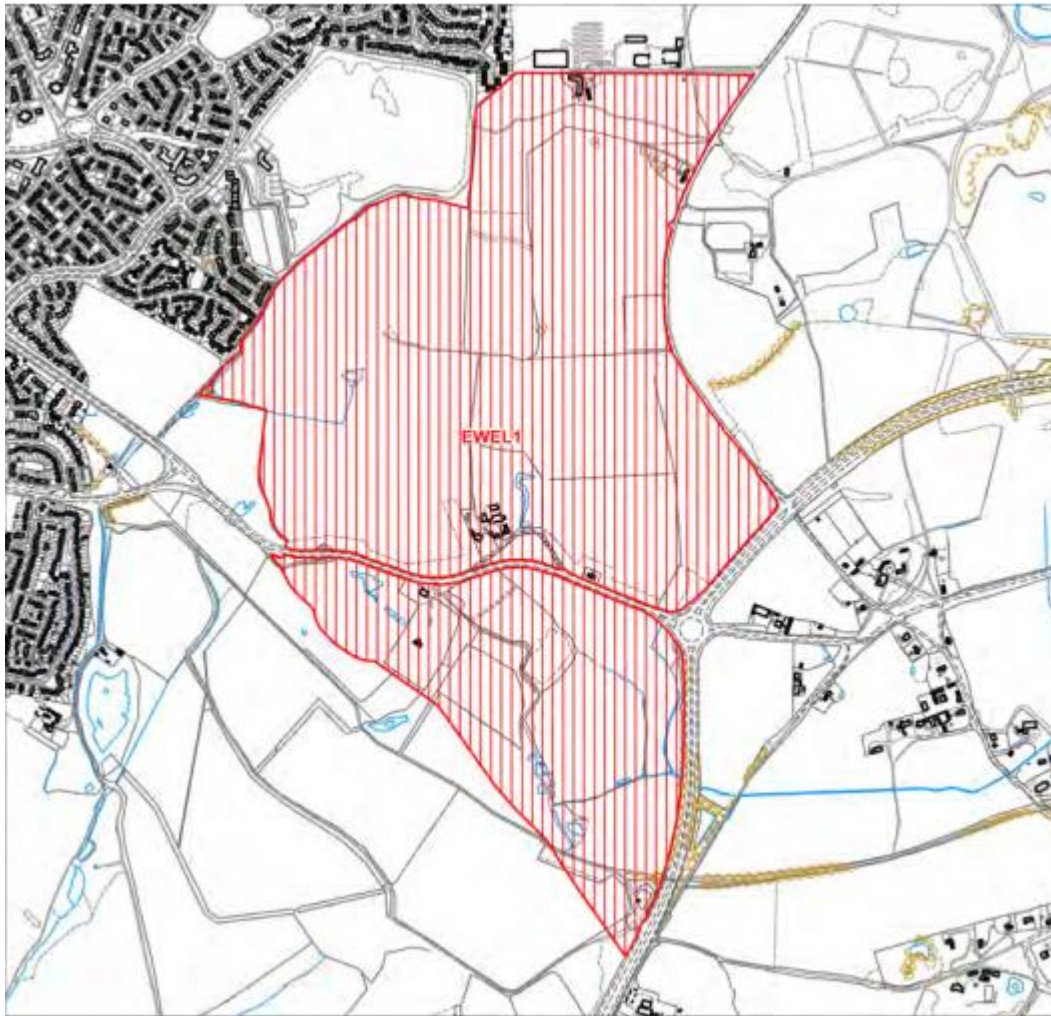
September 2019

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council ('the Local Planning Authority') and Tarmac Trading Ltd. The SoCG updates that previously agreed by the parties in [January 2018](#).
- 1.2 It relates to the land at Birchall Garden Suburb which has been allocated for a residential-led mixed-use development in both Policy EWEL1 of the East Herts District Plan 2018 and Policy SP 19 of the Submission Draft Welwyn Hatfield Local Plan. This SoCG relates only to the land within the district of East Herts.
- 1.3 The site is allocated for approximately 2,550 new homes over the plan period, of which 1,200 will be in Welwyn Hatfield Borough and 1,350 in East Herts District. The District Plan expects that all homes on this site will be delivered by 2033.
- 1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site. The SoCG will be used to inform East Herts Council's five year housing land supply.
- 1.5 The SoCG is intended to be a live document which will be reviewed and updated on an annual basis, or as required, until the site is completed.

2. Site Location

- 2.1 The EWEL1/SP 19 site is approximately 300ha in size and is located on land to the east and south east of Welwyn Garden City.
- 2.2 The extent of the site within East Herts District is shown in the location plan below:



3. **Milestones**

3.1 The following key milestones have been achieved or are expected to be achieved in the near future:

Milestone	Date Achieved/Expected to be achieved
Masterplanning	Autumn/Winter 2019
Submission of planning application	Summer 2020
Determination of planning application	Winter 2020
Completion of S106	Spring 2021
Reserved Matters applications	from Spring/Summer 2021

4. **Build-out Rates**

4.1 Table 1 below shows the expected number of residential completions from 2020 onwards.

4.2 Delivery of the other land uses and supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions (within East Herts District)

2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	25	75	125	125	125	125	125*

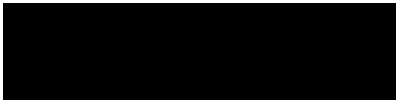
* followed by 125 dw/yr thereafter up to the end of the plan period (2032/33)

5. Limitations

5.1 The expected build-out rates identified in this SoCG are indicative only, and whilst they are produced with the best of all parties' knowledge at the time of agreement, all parties agree that these can be subject to change for various reasons.

6. Signatories

Signed on behalf of East Herts Council:



Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 18 September 2019

Signed on behalf of Tarmac Trading Ltd:



Name: David McCabe

Position: Head of Development

Date: 18 September 2019