

Five Year Land Supply Position Statement

November 2022



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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 five 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. Historically, the Council has published 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 definition of 'deliverable', it is now considered 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 75 of the NPPF¹ and does not follow the process an annual position statement would.
- 1.5 This document will firstly review the annual requirement, the additional buffer and the shortfall in order to calculate and establish the overall five-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 will be presented on whether East Herts has sufficient sites to demonstrate a five-year land supply.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

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 (LPA's) 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 paragraph 74 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:

- 2.5 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.
- 2.6 As well as identifying a strategy for development and growth, the District Plan also sets out the housing requirement for East Herts in accordance with paragraph 74 of the NPPF. It also specifies the manner in which shortfall is addressed which is presented in greater detail later in this document.

Housing Delivery Test (HDT):

- 2.7 The Housing Delivery Test measures whether planned requirements have been met over the last 3 years and is separate to the five year land supply calculation. The most recent test results are the 2021 results; these were published in January 2022 and demonstrate that East Hertfordshire has met 130% of its housing requirement. More information on the 2021 results can be found here: [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement)

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 2011-2022

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
2019/20	952
2020/21	807
2021/22	876
Total completions since 2011	7,250

- 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.

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
2019/20	+113
2020/21	-32
2021/22	+37
Total shortfall since 2011	1,979

- 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 from 2017 to 2027. Given that this statement is being prepared in 2022 it is pragmatic to spread the shortfall only over the remaining years of the 10 year period. As such, the additional shortfall calculated in Table 3, is a method that addresses the shortfall across 5 years 2022-2027.

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

Method	Calculation	Additional number of dwellings required each year
5 Year Shortfall	1,979/5	395.8

Additional Buffer:

- 3.6 Paragraph 74 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. As set out above, East Herts has been delivering against its housing requirement in previous years and as set out in paragraph 74 of the NPPF should use a 5% buffer to ensure choice and competition in the market for land.
- 3.8 In East Herts, a 5% buffer adds an additional figure of 61.7 dwellings to the five-year land supply requirement, as demonstrated in Table 4, below.

Table 4: Additional dwellings per annum using 5% buffer

Buffer	Additional number of dwellings required each year
5% Buffer of Requirement and Shortfall	61.74

Five-Year Land Supply Requirement:

3.9 Taking into account the established need (839 dwellings), the appropriate method for addressing the shortfall (over a 5 year period) and the additional 5% buffer; the overall housing need for the next five year period is 6,483 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	395.8	61.74	1296.54	6,482.7

4. Identified Supply of Housing

4.1 Paragraph 74 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: Glossary 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 286). 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	4,827
Non-Major Development	440
Net Losses	-1

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

Supply of Housing: Deliverable (Part b)

- 4.7 The definition of deliverable sets out which sites 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 realistic

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 East Herts District Plan 2018 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.

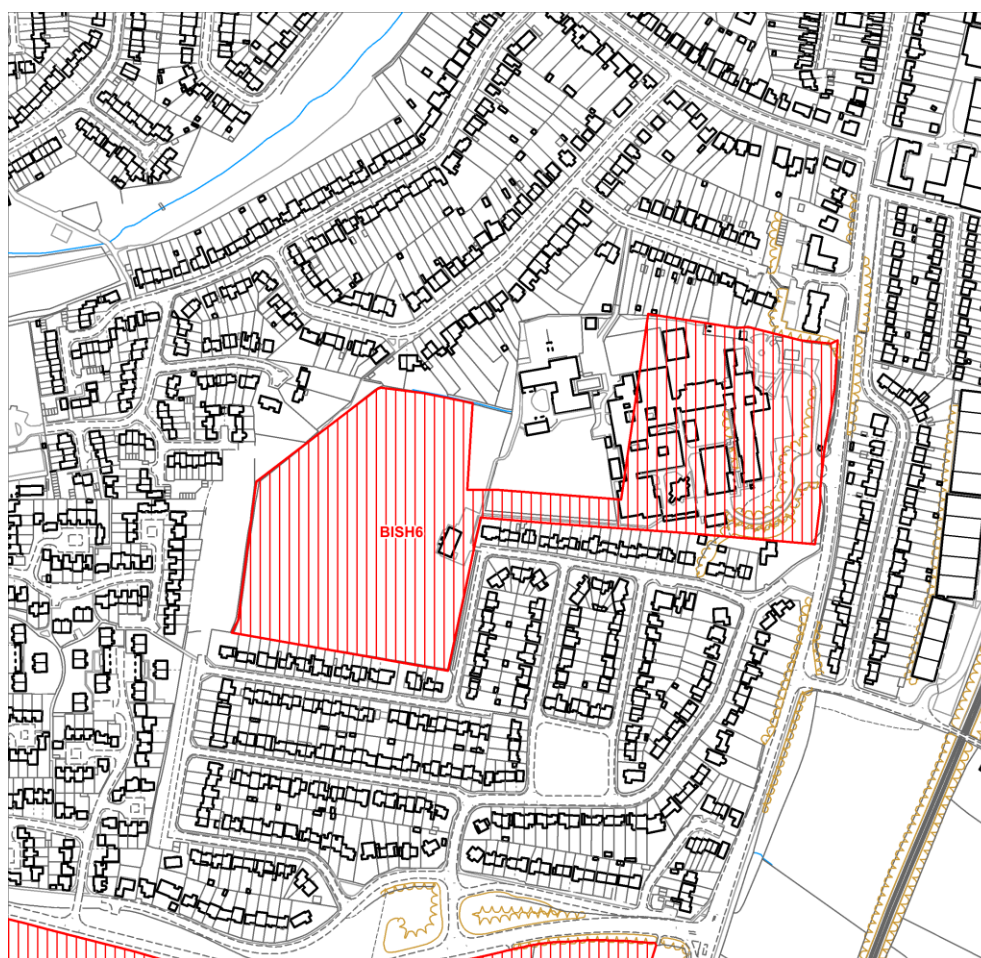
District Plan Site Allocations:

- 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.

BISH6: Bishop's Stortford High School Site

- 4.14 BISH6 is an allocated site in the East Herts District Plan. It is located to the south of Bishop's Stortford (see below) 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.



- 4.15 **Current Planning Status:** A Masterplan for the site was collaboratively prepared by the site promoter and subsequently approved by the Council on 29th January 2020 as a

material consideration for Development Management purposes. Details of the Masterplan can be found on the Council's website here:

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

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

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

	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Dwellings	0	0	0	0	0

BISH8: Land at Old River Lane

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



- 4.19 **Current Planning Status:** Prior to submission of a planning application, an SPD for the site has been prepared and will be a material consideration for Development Management purposes when it is adopted. The SPD was produced in collaboration with a steering group which included the developers, and landowner, and is expected to go before the Council for a decision in November 2022.

4.20 A Statement of Common Ground, found at Appendix B has been established between the LPA and the developer setting out key milestones and expected build out rates, this supplements the PPA that is already in existence. The application is anticipated to be submitted at the end of 2022.

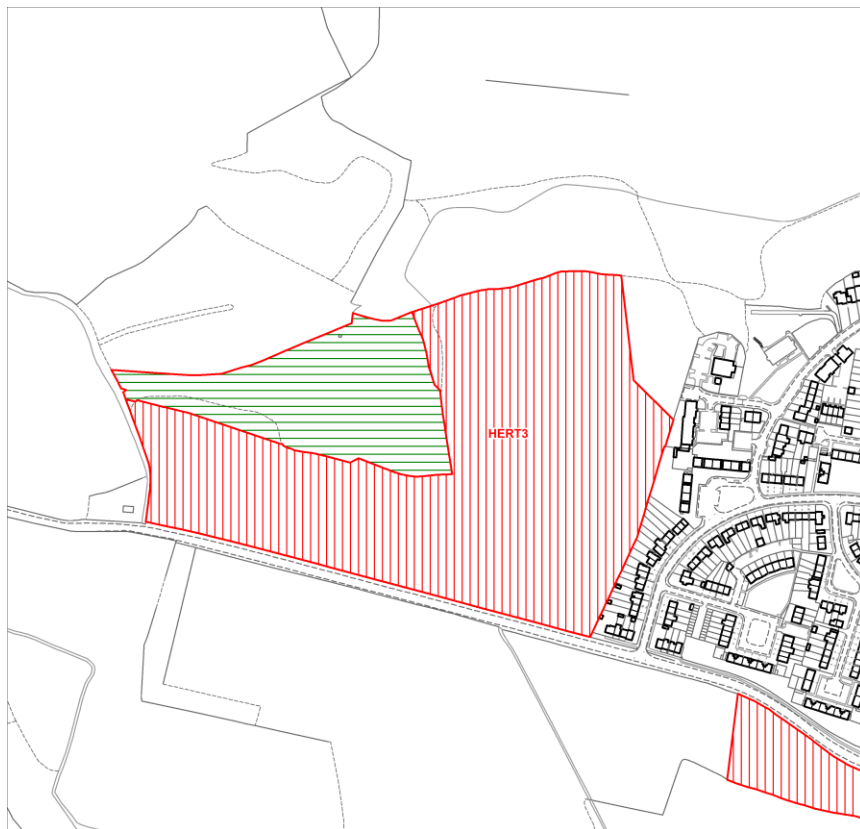
4.21 **Expected build out rates:** The SoCG details the anticipated delivery intentions and build-out rates. It sets out that dwelling completions are first expected to come forward in the year 2024/25 for an anticipated 150-200 dwellings. The SoCG notes that the application to be submitted proposes 150-200 dwellings which includes circa 50 extra care units. The Council has only included the lower figure of 150 dwellings in the next five years.

	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Dwellings	0	0	150	0	0

4.22 **Conclusion:** The SoCG and the PPA set out an achievable timeline for the submission and determination of the application. The SoCG also sets out pragmatic delivery rates for housing completions that will be delivered in year 2024/25. This establishes the clear evidence that is needed to demonstrate that there is a realistic prospect of this site being delivered in the five year period.

HERT3: West of Hertford (north)

4.23 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.



4.24 **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.

4.25 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>

4.26 A Statement of Common Ground, at Appendix C, has been established between the Council and the developer setting out key milestones and delivery rates. The application is anticipated to be determined in March 2023, and reserved matters are expected to follow the year afterwards.

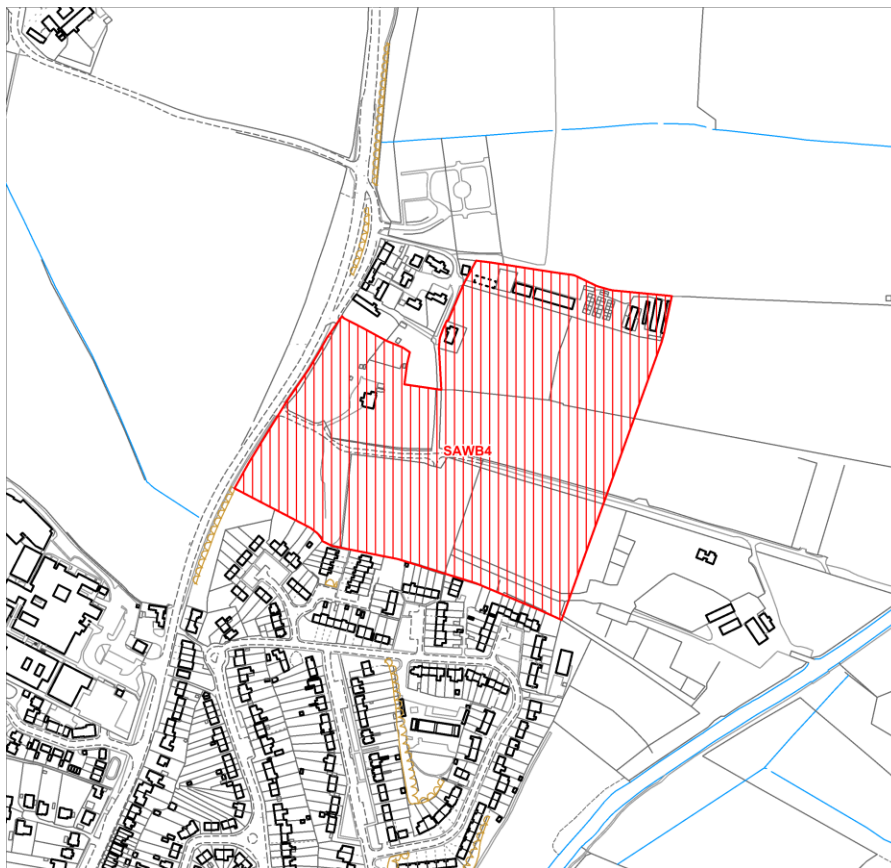
4.27 **Expected build out rates:** The SoCG details the anticipated delivery intentions and build-out rates. It sets out that dwelling completions are first expected to come forward in the year 2025/26 for an anticipated 150 dwellings. Following this, a further 150 dwellings in the monitoring year 2026/27 dwellings are expected. The SoCG notes that the application submitted proposes 342 dwellings rather than 300 dwellings, 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 beyond the 5 year period.

	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Dwellings	0	0	0	150	150

4.28 **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 realistic prospect of this site being delivered in the five year period.

SAWB4: Land to the North of Sawbridgeworth

- 4.29 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.



- 4.30 **Current Planning Status:** A hybrid planning application (3/18/2735/FUL) was validated in Jan 2019 for full permission for 85 dwellings and outline permission for 99 dwellings. This application was granted subject to S106 at committee in September 2020, officers are aware that since then landownership issues has meant that a S106 is yet to completed and as such has delayed the grant of permission.

4.31 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 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:

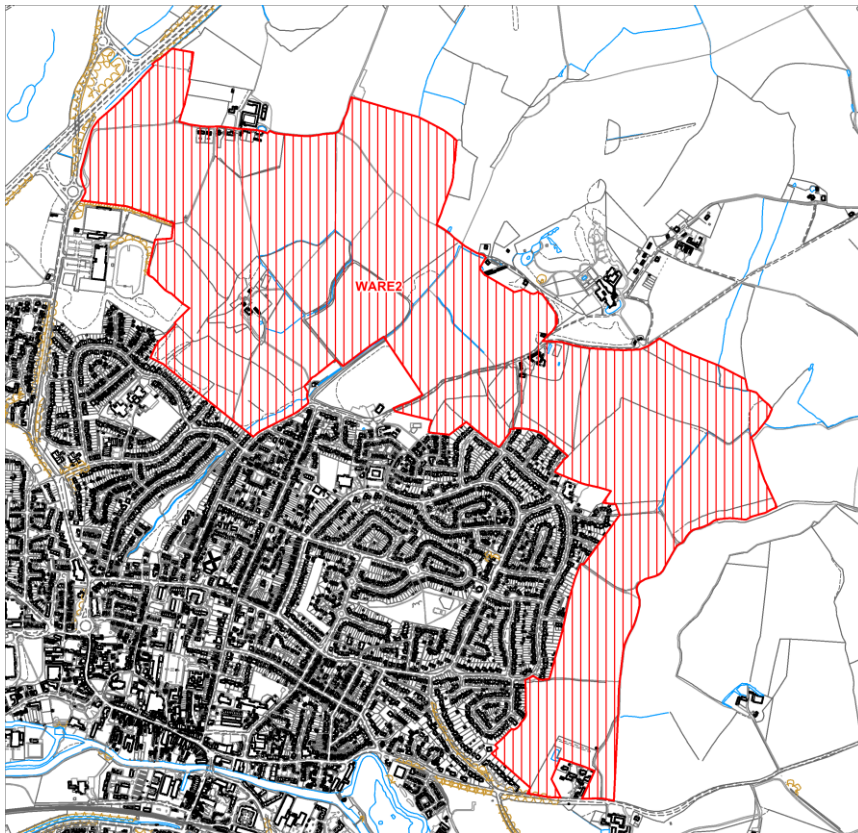
<https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/masterplans>

4.32 **Conclusion:** As noted in the table below, the LPA has not included any dwellings for the SAWB4 site within the land supply calculation. Whilst good progress has been made towards the delivery of dwellings on this site, at present with the uncertainty of the completion of the S106 still prevailing, it is considered that until this matter is resolved, the site should not be considered 'available'.

	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Dwellings	0	0	0	0	0

WARE2: Land North and East of Ware

- 4.33 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.



- 4.34 **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 was 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>

4.35 A Statement of Common Ground found at Appendix D between the site promoters and the Council sets out that the subsequent planning application is expected to be received in Q4 2022 with a targeted issuing of planning permission in Q2 2023. The site is also subject to a PPA to assist the progress of the planning application.

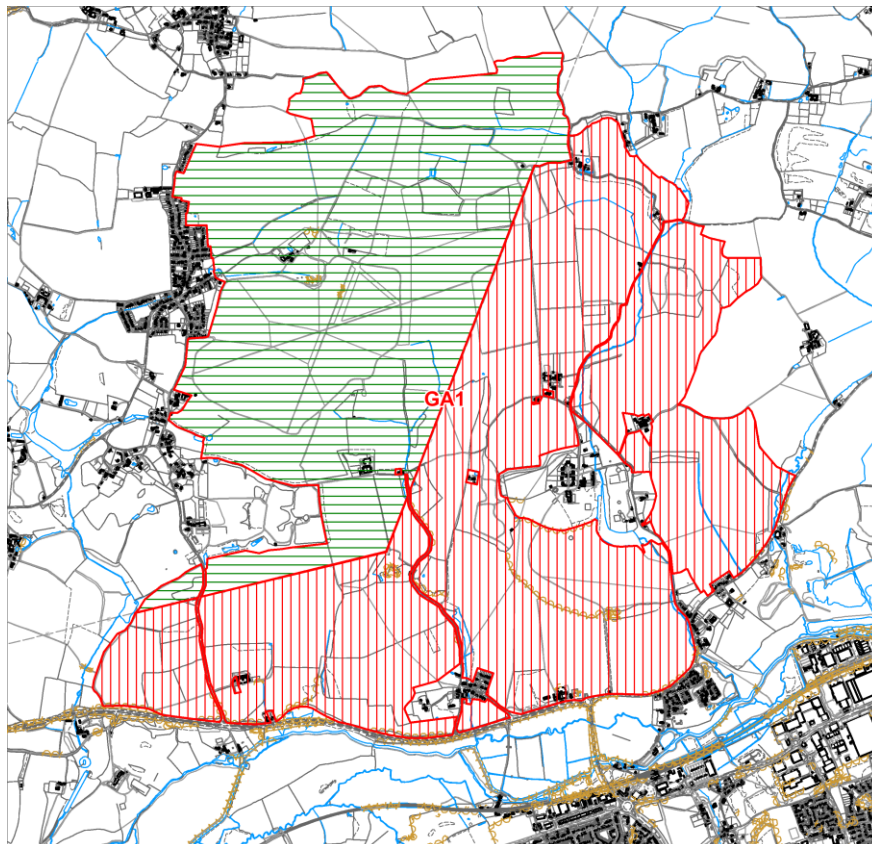
4.36 **Expected build out rates:** The SoCG also sets out delivery intentions and build out rates for expected annual dwellings completions. The SoCG identifies that 150 dwellings per annum will be delivered starting in 2024/25, with a further 100 in the 2023/24 monitoring year. A further minimum of 800 dwellings is anticipated to be delivered outside of the 5 year period up to 2033/34.

	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Dwellings	0	0	150	150	200

4.37 **Conclusion:** The adoption 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

- 4.38 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.
- 4.39 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 E.



4.40 **Current Planning Status:** As noted, GA1 has two separate landowners; 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 Q4 2022 or Q1 2023 and is subject to a PPA. Submission of reserved matters on the residential element is expected in mid-2023 which will follow the submission of a Village 1 masterplan in Q2 2023.

4.41 An application for the outstanding 1,500 dwellings was submitted to the Council in October 2019 and as set out in the SoCG, will also be determined in Q4 2022 or Q1 2023 and is subject to a PPA. The Masterplanning of Village 7 will conclude in Q2 2023 and reserved matters in Q3.

4.42 **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 2024/25 monitoring year with 200 dwellings. Following that a further 300 dwellings is expected in the 2025/26 monitoring year and 375 in year 2026/27 before the build out rates accelerate outside of the 5 year period.

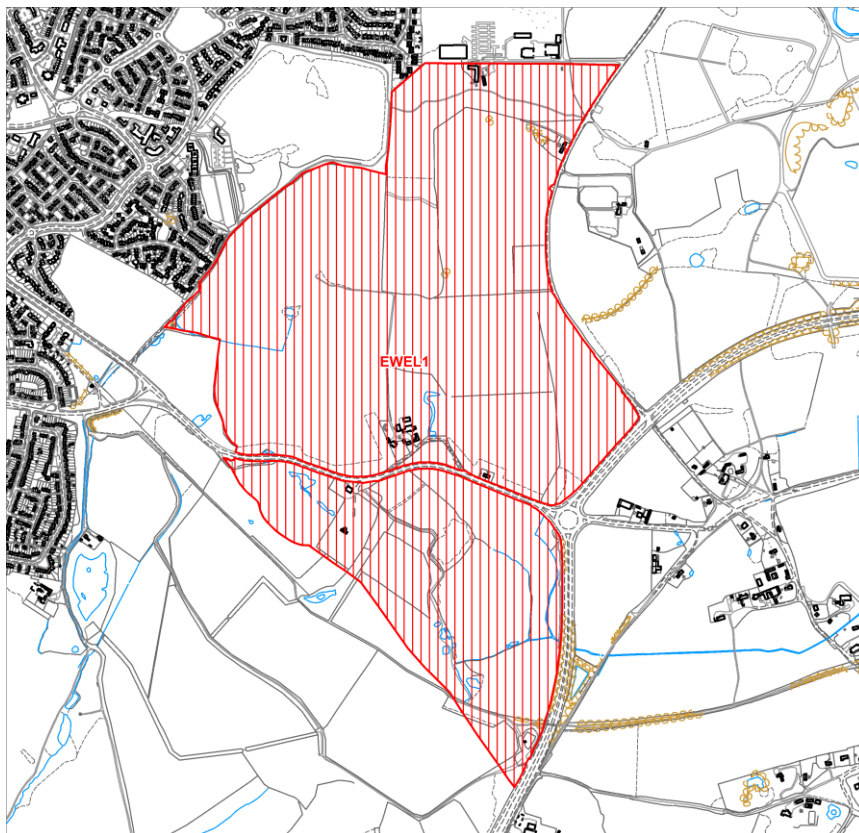
	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Dwellings	0	0	200	300	375

4.43 **Conclusion:** The progress towards a decision on the 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 realistic prospect of this site delivering 875 dwellings in the 5 year period to 2027.

EWEL1: Land East of Welwyn Garden City

- 4.44 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.



- 4.45 **Current Planning Status:** A Statement of Common Ground, found at Appendix F 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 that an outline planning application was received in July 2022. Following determination and completion of the S106 agreement reserved matters for the site will be submitted in 2023.

4.46 **Expected build out rates:** The SoCG also sets out delivery rates for the site with completions starting in 2025/26 monitoring year for 50 dwellings. Following this 75 dwellings are expected to be completed in the following year 2026/27. In total 125 dwellings are expected to come forward within the 5 year period, with a further 1,225 dwellings coming forward beyond this period.

	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Dwellings	0	0	0	50	75

4.47 **Conclusion:** The site is subject to a PPA which together with the SoCG show that firm progress is being made through the decision-making process. 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 realistic prospect of this site delivering 125 dwellings in the first 5 years.

Totals: Supply of housing: Deliverable Part b)

- 4.48 This section highlighted the various sites that, although they are not deliverable in principle, have clear evidence to demonstrate a realistic prospect that completions will begin on site within the five year period.
- 4.49 The individual sites that make up the part b) supply can be found in Appendix A (Rows 289 to 295) and a total figure is displayed in table 7 below:

Table 7: Total Supply of Sites Deliverable Part b)

Source of Supply	Number of Dwellings Anticipated
District Plan Allocated Sites	1,950

Windfall Allowance

- 4.50 Paragraph 71 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.
- 4.51 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, 2023. 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

4.52 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	4,827
Non-major Development – Deliverable in Principle	440
Net Losses	-1
Deliverable Sites Part b)	1,950
Windfall Allowance	300
Total identified Supply	7,516

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 3 of this statement totals at 6,483 dwellings.
- 5.2 The identified supply of deliverable housing sites, as set out in section 5 of this proof, is 7,516 dwellings. The Council is therefore able to demonstrate a five-year land supply position of **5.8 years** against the housing requirement.

Annual housing Requirement	Five Year housing Requirement	Identified Supply of Housing	Five Year Land Supply Calculation
1296.54	6,482.7	7,516	5.796 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	2022/23	2023/24	2024/25	2025/26	2026/27	2027-32	2032 -2033	Total Identified Supply	
Deliverable Part a: Major Development																											
3/21/110/REM 3/21/2054/VAR	Development in progress	Y	20/07/2017	20/07/2020	Land south of Hadham Road	Bishop's Stortford	N	7.090	243	0	243	25	0	25	218	0	218	218	65	100	53					243	
3/13/0804/OP	Development in progress	Y	02/04/2015	02/04/2018	ASR's 1-4 Land at Bishop's Stortford North	Bishop's Stortford	N	130	2269	0	2269	636	0	636	1633	0	1633	1300	260	260	260	260	260	333		2269	
3/21/2339/REM 3/20/0683/REM	Development in progress	Y	01/06/2016	01/06/2019	ASR 5, Land at Bishop's Stortford North	Bishop's Stortford	N	26.3	529	0	529	219	0	219	310	0	310	310	80	80	80	70				529	
3/18/0432/FUL	Development in progress	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	
3/20/0245/FUL	Development in progress	Y	12/02/2021	12/02/2024	Land East Of Manor Links (BISH9),	Bishop's Stortford	N	2.14	61	0	61	0	0	0	61	0	61	61	30	31						61	
3/17/2588/OUT	Development in progress	Y	18/07/2018	18/07/2021	Bishops Stortford Goods Yard, Station Road,	Bishop's Stortford	Y	5.82	617	0	617	0	0	0	617	0	617	617	160	140	117	100	100			617	
3/18/2253/OUT	Development in progress	Y	20/12/2019	20/12/2022	Land At Bishops Stortford South (BISH5) Off, Whittington Way,	Bishop's Stortford	N	52.95	794	0	794	49	0	49	745	0	745	480	80	100	100	100	100	265		794	
3/17/0414/REM	Development in progress	N	29/03/2018	29/03/2021	Area 3, Land south of Hare Street Road	Buntingford	N	5.800	81	0	81	0	0	0	81	0	81	81	15	40	26					81	
3/14/0504/PO (3/14/1386/FP	Development in progress	N	29/04/2014	30/05/2016	Yeomans Court, Ware Road	Hertford	Y	6.9	25	0	25	11	0	11	14	0	14	14	7	7						25	
3/16/1228/FUL	Development in progress	N	31/03/2017	31/03/2020	Elbert Wurlings, Pegs Lane	Hertford	Y	0.065	14	1	13	0	1	-1	14	0	14	14		7	7					13	
3/19/2614/FUL	Development in progress	N	06/11/2020	06/11/2023	Bircherley Green Shopping Centre Hertford	Hertford	Y	1.020	98	0	98	0	0	0	98	0	98	98		20	50	28				98	
3/18/0143/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	
3/18/2465/OUT	Development in progress	Y	18/03/2020	18/03/2023	(HER12) Land East Of, Marshgate Drive,	Hertford	Y	3.500	375	0	375	0	0	0	375	0	375	375		75	100	100	100			375	
3/18/2798/FUL	Development in progress	N	09/11/2020	09/11/2023	Bluecoat House, 9 Bluecoats Avenue,	Hertford	Y	0.080	15	0	15	0	0	0	15	0	15	15	15							15	
3/20/1953/FUL	Development in progress	N	18/11/2021	18/11/2024	Scott House, Hagsdell Road,	Hertford	Y	0.512	15	0	15	0	0	0	15	0	15	15	15							15	
3/19/1024/FUL	Development in progress	Y	31/07/2020	31/07/2023	(HER13) Land West Of, Thieves Lane,	Hertford	N	8.877	254	0	254	38	0	38	216	0	216	216	60	60	60	36				254	
3/19/1826/FUL	Development in progress	Y	17/07/2020	17/07/2023	(HER14) Former Bengoe Nursery, Sacombe Road,	Hertford	N	1.691	52	0	52	22	0	22	30	0	30	30	30							52	
3/20/0897/FUL	Development in progress	Y	28/06/2021	28/06/2024	Hertford Mill Site, Tamworth Road,	Hertford	Y	0.850	49	0	49	0	0	0	49	0	49	49	5	30	14					49	
3/20/1931/FUL	Detailed permission not started	N	27/09/2021	27/09/2024	Gates Of Hertford, Gascoyne Way, Hertford,	Hertford	Y	0.320	10	0	10	0	0	0	10	0	10	10			10					10	
3/20/1563/FUL	Development in progress	Y	24/06/2021	24/06/2024	Land West Of Mangrove Road (HERT5),	Hertford	N	4.870	68	0	68	0	0	0	68	0	68	68	28	40						68	
3/21/0625/ODPN	Detailed permission not started	N	16/07/2021	16/07/2024	1-3 And 10-18, Foxholes Business Park, Watermark Way	Hertford	Y	0.445	32	0	32	0	0	0	32	0	32	32		15	17					32	
3/18/1760/FUL	Development in progress	Y	27/03/2020	27/03/2023	(SAWB2) Land North Of, West Road,	Sawbridgeworth	N	6.100	140	0	140	32	0	32	108	0	108	108	58	50						140	
3/18/1523/FUL	Development in progress	Y	16/01/2020	16/01/2023	(SAWB3) Land At Chalks Farm, South Of West	Sawbridgeworth	N	9.800	200	0	200	75	0	75	125	0	125	125	50	50	25					200	
3/20/0461/ODPN	Detailed permission not started	N	28/10/2020	28/10/2023	Mill Studio Business Centre, Crane Mead	Ware	Y	0.560	45	0	45	0	0	0	45	0	45	45		5	20	20				45	

3/20/2255/REM	Detailed permission not started	N	24/09/2021	24/09/2024	Land At Gosmore Paddock, Hebing End	Benington	N	1.000	13	0	13	0	0	0	13	0	13	13		7	6						13
3/19/2211/FUL	Detailed permission not started	N	08/07/2021	08/07/2024	Land at Home Farm, Munden Road, Dane End,	Dane End	Y	1.600	26	0	26	0	0	0	26	0	26	26		12	14						26
3/15/0260/FUL	Development in progress	N	14/06/2017	14/06/2019	Well House, Acom Street	Hunsdon	Y	0.914	12	1	11	0	1	-1	12	0	12	12	6	6							11
3/18/0329/FUL	Development in progress	N	03/10/2019	03/10/2022	Great Hadham Golf And Country Club, Great Hadham Road	Much Hadham	Y	1.5	26	0	26	19	0	19	7	0	7	7	7								26
3/18/1818/REM	Development in progress	N	08/02/2019	08/02/2022	Cafe Field, Old Standon Hill	Standon	N	5.349	93	0	93	72	0	72	21	0	21	21	21								93
3/19/0118/OUT	Development in progress	Y	18/12/2020	18/12/2023	Land East Of Stevenage, (EOS1) Gresley Way,	Stevenage	N	37.218	712	0	712	0	0	0	712	0	712	400		100	100	100	100	312			712
3/17/1558/REM	Development in progress	N	01/02/2018	01/02/2021	Land south of Froghall Lane, Walkern	Walkern	N	3.980	85	0	85	57	0	57	28	0	28	28	28								85
3/18/2454/FUL	Development in progress	N	11/01/2019	11/01/2022	Ash View Nursing Home, Ware Road	Widford	Y	0.100	11	0	11	0	0	0	11	0	11	11		5	6						11
Deliverable Part a: Non-Major Development																											
3/10/1959/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
3/21/1197/FUL	Development in progress	N	13/12/2021	13/12/2024	4 - 6 South Street	Bishop's Stortford	Y	0.04	4	0	4	0	0	0	4	0	4	4	4								4
3/17/0350/FUL	Development in progress	N	15/01/2018	15/01/2021	61 Hadham Road, Bishops Stortford	Bishop's Stortford	Y	0.07	9	0	9	0	0	0	9	0	9	9	4	5							9
3/17/0828/OUT	Development in progress	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
3/19/0226/FUL	Detailed permission not started	N	18/06/2020	18/06/2023	Land To The Rear Of 123, 125 And 127, Dunmow Road,	Bishop's Stortford	Y	0.24	9	1	8	0	1	-1	9	0	9	9	5	4							8
3/20/0734/FUL	Development in progress	N	08/10/2020	08/10/2023	First floor, 25-27 Hockerill Street,	Bishop's Stortford	Y	0.02	5	0	5	0	0	0	5	0	5	5	5								5
3/19/2623/ARPN	Detailed permission not started	N	17/02/2020	17/02/2023	Owles Farm, Owles Lane, Buntingford,	Buntingford	Y	0.150	5	0	5	0	0	0	5	0	5	5		2	3						5
3/21/1656/FUL	Development in progress	N	02/12/2021	02/12/2024	8-12 Railway Street	Hertford	Y	0.020	6	0	6	0	0	0	6	0	6	6	6								6
3/21/0492/VAR	Development in progress	N	04/08/2021	04/08/2024	The Bridge House, North Road	Hertford	Y	0.260	9	0	9	0	0	0	9	0	9	9	9								9
3/19/0706/FUL	Detailed permission not started	N	05/06/2019	05/06/2022	Tooke House, 20 Bull Plain,	Hertford	Y	0.190	5	0	5	0	0	0	5	0	5	5		5							5
3/20/1932/FUL	Detailed permission not started	N	02/12/2020	02/12/2023	Tree Heritage, North Road,	Hertford	Y	0.965	5	0	5	0	0	0	5	0	5	5			5						5
3/21/0881/ODPN	Detailed permission not started	N	19/01/2022	19/01/2025	Pimlico House, Gascoyne Way, Hertford,	Hertford	Y	0.051	5	0	5	0	0	0	5	0	5	5		5							5
3/20/0930/FUL	Detailed permission not started	N	21/07/2020	21/07/2023	20, Bury Lane Bramfield	Bramfield	Y	0.160	6	0	6	0	0	0	6	0	6	6		3	3						6
3/17/1493/FUL	Development in progress	N	31/10/2017	31/10/2020	Ford Street Farm, 7 Ford Street, Braughing	Braughing	N	0.371	7	0	7	0	0	0	7	0	7	7	7								7
3/20/1648/FUL	Detailed permission not started	N	01/02/2021	01/02/2024	Monks Green Farm, Mangrove Lane,	Brickendon	N	0.328	5	0	5	0	0	0	5	0	5	5		2	3						5
3/19/0733/ARPN	Detailed permission not started	N	23/05/2019	23/05/2022	Fishers Farm, Ermine Street,	Colliers End	Y	0.110	5	0	5	0	0	0	5	0	5	5		2	3						5
3/18/0656/FUL	Development in progress	N	17/07/2018	17/07/2021	1 - 4 Peasecroft, Cottered	Cottered	Y	0.180	7	4	3	0	4	-4	7	0	7	7	3	4							3
3/21/0338/FUL	Development in progress	N	06/05/2021	06/05/2024	3 The Chimneys, Hare Street,	Hare Street	Y	0.150	1	0	1	0	0	0	1	0	1	1	1								1
3/19/1569/ARPN	Development in progress	N	17/09/2019	17/09/2022	Moles Farm, Hebing End,	Hebing End	Y	0.127	5	0	5	0	0	0	5	0	5	5	3	2							5
3/20/1910/FUL	Development in progress	N	07/05/2021	07/05/2024	Land North Of North Drive	High Cross	N	0.820	9	0	9	0	0	0	9	0	9	9		5	4						9
3/19/1503/VAR	Detailed permission not started	N	25/11/2020	25/11/2023	Bury Farm House, Great Hornead	Great Hornead	N	0.668	7	0	7	0	0	0	7	0	7	7	1	6							7
3/18/0540/FUL	Development in progress	N	03/08/2018	03/08/2021	Ashcroft Farm, Stortford Road, Little Hadham	Little Hadham	N	0.917	8	0	8	0	0	0	8	0	8	8	5	3							8

3/18/2548/ARPN	Development in progress	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	
3/19/1689/FUL	Development in progress	N	07/11/2019	07/11/2022	Land West Of, Hoddesdon Road, St Margaretsbury,	Stanstead Abbotts and St Margarets	Y	0.429	8	0	8	0	0	0	8	0	8	8	4	4						8	
3/20/1370/FUL	Development in progress	N	15/01/2021	15/01/2024	Land Adjacent To Elm Trees, Thorley Street	Thorley	n/a	0.297	5	0	5	0	0	0	5	0	5	5		2	3					5	
3/20/1454/FUL	Development in progress	N	18/02/2021	18/02/2024	Moles Farm, Bridleway 020,	Thundridge	N	0.770	9	0	9	0	0	0	9	0	9	9		3	4	2				9	
Deliverable Part a: Non Major Development (Below 5 dwellings)																											
3/07/1719/FP	Development in progress	N	08/10/2007	08/10/2010	72 South Street	Bishop's Stortford	Y	0.022	3	0	3	2	0	2	1	0	1	1	1							3	
3/11/0441/FP	Development in progress	N	09/05/2011	09/05/2014	79 Haymeads Lane	Bishop's Stortford	Y	0.400	4	1	3	2	1	1	2	0	2	2	2							3	
3/16/1076/VAR	Development in progress	N	09/05/2011	09/05/2014	R/O 35 London Road	Bishop's Stortford	N	0.023	2	0	2	0	0	0	2	0	2	2	2							2	
3/12/0198/FP	Development in progress	N	04/04/2012	04/04/2015	R/O 35 London Road	Bishop's Stortford	N	0.023	2	0	2	0	0	0	2	0	2	2	2							2	
3/04/1072/FP	Development in progress	N	26/07/2004	26/07/2009	13 Elizabeth Road	Bishop's Stortford	Y	0.048	2	1	1	0	0	0	2	1	1	1	1							1	
3/04/1461/FP	Development in progress	N	21/10/2004	21/10/2009	9-11 Northgate End	Bishop's Stortford	Y	0.009	2	1	1	0	1	-1	2	0	2	2	2							1	
3/13/1723/PO	Development in progress	N	18/11/2013	30/05/2016	Thorley Wash Barns	Bishop's Stortford	Y	0.146	3	0	3	0	0	0	3	0	3	3	3							3	
3/15/2321/FUL	Development in progress	N	15/01/2016	15/01/2019	21 Maze Green Road	Bishop's Stortford	Y	0.07	1	1	0	0	0	0	1	1	0	0	-1	1						0	
3/16/2231/FUL	Detailed permission not started	N	28/11/2016	28/11/2019	13 Rye Street, Bishops Stortford,	Bishop's Stortford	Y	0.050	3	1	2	0	0	0	3	1	2	2	-1	3						2	
3/20/0183/VAR	Detailed permission not started	N	31/03/2020	31/03/2023	1 Maple Close, Bishops Stortford	Bishop's Stortford	Y	0.124	1	1	0	0	0	0	1	1	0	0	-1		1					0	
3/17/0652/FUL	Development in progress	N	09/11/2017	09/11/2020	10A Southmill Road, Bishops Stortford	Bishop's Stortford	Y	0.100	1	0	1	0	0	0	1	0	1	1	1							1	
3/17/2560/FUL	Development in progress	N	08/12/2017	08/12/2020	1-3 Kingsmead Road, Bishops Stortford	Bishop's Stortford	Y	0.120	4	2	2	0	2	-2	4	0	4	4	4							2	
3/14/0395/FP	Development in progress	N	08/05/2017	08/05/2020	The Old Lime Works, Farnham Road	Bishop's Stortford	Y	3.430	1	0	1	0	0	0	1	0	1	1		1						1	
3/17/1662/FUL	Development in progress	N	15/08/2018	15/08/2021	8 Maple Avenue, Bishops Stortford	Bishop's Stortford	Y	0.300	2	1	1	1	1	0	1	0	1	1	1							1	
3/18/1632/FUL	Development in progress	N	07/09/2018	07/09/2021	96A And 96B Hadham Road	Bishop's Stortford	Y	0.300	1	0	1	0	0	0	1	0	1	1	1							1	
3/18/0638/ODPN	Development in progress	N	11/05/2018	11/05/2021	The Old Bakery, 13B London Road,	Bishop's Stortford	Y	0.006	3	0	3	0	0	0	3	0	3	3	3							3	
3/19/0516/FUL	Detailed permission not started	N	14/05/2019	14/05/2022	87 Rye Street, Bishops Stortford,	Bishop's Stortford	Y	0.110	2	1	1	0	0	0	2	1	1	1	-1	2						1	
3/19/1866/FUL	Detailed permission not started	N	29/11/2019	29/11/2022	8 South Street, Bishops Stortford	Bishop's Stortford	Y	0.021	2	0	2	0	0	0	2	0	2	2		2						2	
3/19/2409/FUL	Development in progress	N	22/01/2020	22/01/2023	Land Adjacent To, 19A Marlborough Close,	Bishop's Stortford	N	0.040	1	0	1	0	0	0	1	0	1	1	1							1	
3/20/0365/FUL	Development in progress	N	10/09/2020	10/09/2023	Ground Floor 25-27 Hockerill Street,	Bishop's Stortford	Y	0.026	1	0	1	0	0	0	1	0	1	1	1							1	
3/20/0384/FUL	Detailed permission not started	N	04/05/2020	04/05/2023	17 Avenue Road, Bishops Stortford,	Bishop's Stortford	Y	0.269	2	1	1	0	0	0	2	1	1	1	-1	1	1					1	
3/20/1706/FUL	Development in progress	N	27/10/2020	27/10/2023	The Monks Walk, Half Acres, Bishops Stortford	Bishop's Stortford	Y	0.022	1	0	1	0	0	0	1	0	1	1	1							1	
3/20/1964/FUL	Development in progress	N	23/07/2021	23/07/2024	45 Grange Road, Bishops Stortford	Bishop's Stortford	Y	0.099	2	1	1	0	1	-1	2	0	2	2		2						1	
3/20/2471/FUL	Detailed permission not started	N	06/08/2021	06/08/2024	Land To The Rear Of Abbeyfield House, Cricketfield Lane,	Bishop's Stortford	Y	0.020	1	0	1	0	0	0	1	0	1	1		1						1	
3/20/2551/FUL	Detailed permission not started	N	29/11/2021	29/11/2024	10-12 Potter Street, Bishops Stortford,	Bishop's Stortford	Y	0.010	4	0	4	0	0	0	4	0	4	4		2	2					4	
3/21/0891/FUL	Detailed permission not started	N	01/10/2021	01/10/2024	Land To Rear Of 58, Prestwick Drive, Bishops	Bishop's Stortford	Y	0.010	1	0	1	0	0	0	1	0	1	1		1						1	
3/21/1033/FUL	Detailed permission not started	N	02/07/2021	02/07/2024	84 - 86, South Street, Bishops Stortford,	Bishop's Stortford	Y	0.014	2	0	2	0	0	0	2	0	2	2		2						2	
3/21/1138/ODPN	Development in progress	N	24/06/2021	24/06/2024	13A Apton Road, Bishops Stortford,	Bishop's Stortford	Y	0.025	3	0	3	2	0	2	1	0	1	1	1							3	

3/21/1270/FUL	Detailed permission not started	N	08/12/2021	08/12/2024	19a, Norfolk Way, Bishops Stortford,	Bishop's Stortford	Y	0.010	1	0	1	0	0	0	1	0	1	1		1							1
3/21/1611/FUL	Detailed permission not started	N	09/03/2022	09/03/2025	192, Stansted Road, Bishops Stortford,	Bishop's Stortford	Y	0.162	4	1	3	0	0	0	4	1	3	3	-1	2	2						3
3/21/1820/FUL	Development in progress	N	16/11/2021	16/11/2024	26, Church Street, Bishops Stortford,	Bishop's Stortford	Y	0.038	3	0	3	0	0	0	3	0	3	3	3								3
3/21/1875/FUL	Detailed permission not started	N	29/12/2021	29/12/2024	15, Goldings, Bishops Stortford,	Bishop's Stortford	Y	0.010	2	1	1	0	0	0	2	1	1	1		-1	2						1
3/21/2043/FUL	Detailed permission not started	N	23/02/2022	23/02/2025	Headmasters Office Bishops Stortford College	Bishop's Stortford	Y	0.117	1	0	1	0	0	0	1	0	1	1		1							1
3/21/2803/FUL	Detailed permission not started	N	11/02/2022	11/02/2025	32, Nightingales, Bishops Stortford,	Bishop's Stortford	Y	0.005	2	1	1	0	0	0	2	1	1	1		1							1
3/19/1697/FUL	Development in progress	N	25/06/2020	25/06/2023	3 And 5 Ermine Street, Buntingford	Buntingford	Y	0.187	2	1	1	0	0	0	2	1	1	1	-1	1	1						1
3/18/2277/OUT	Detailed permission not started	N	19/09/2019	19/09/2022	Land R/O, Prestwick, Ermine Street,	Buntingford	Y	0.350	1	0	1	0	0	0	1	0	1	1			1						1
3/21/0459/ARPN	Detailed permission not started	N	28/04/2021	28/04/2024	North End Farm, Hare Street,	Buntingford	N	0.010	1	0	1	0	0	0	1	0	1	1		1							1
3/21/2431/FUL	Detailed permission not started	N	02/12/2021	02/12/2024	Rockleigh, Throcking Road,	Buntingford	Y	0.270	1	1	0	0	0	0	1	1	0	0		-1	1						0
3/13/1679/FP	Development in progress	N	13/11/2013	13/11/2016	5-7 Parliament Square	Hertford	Y	0.015	3	0	3	0	0	0	3	0	3	3	3								3
3/12/1352/FN	Development in progress	N	12/10/2012	12/10/2015	22-24 St Andrew Street	Hertford	Y	0.022	3	1	2	0	0	0	3	1	2	2	2								2
3/12/1450/FP	Development in progress	N	23/10/2012	23/10/2015	Adj. 7 Hillside Terrace	Hertford	N	0.040	1	0	1	0	0	0	1	0	1	1	1								1
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						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
3/17/2809/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
3/19/0102/FUL	Development in progress	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
3/19/0689/FUL	Development in progress	N	05/07/2019	05/07/2022	Workshop Adj To Chevin, Molewood Road,	Hertford	Y	0.050	1	0	1	0	0	0	1	0	1	1	1								1
3/19/1217/FUL	Development in progress	N	13/08/2019	13/08/2022	50 Bullocks Lane	Hertford	Y	0.087	2	1	1	0	1	-1	2	0	2	2	2								1
3//19/1657/FUL	Detailed permission not started	N	19/12/2019	19/12/2022	67 Fore Street, Hertford,	Hertford	Y	0.010	1	0	1	0	0	0	1	0	1	1		1							1
3/19/2036/FUL	Detailed permission not started	N	05/12/2019	05/12/2022	77-79 Ware Road, Hertford,	Hertford	N	0.070	1	1	0	0	0	0	1	1	0	0	-1	1							0
3/18/2344/FUL	Detailed permission not started	N	05/04/2019	05/04/2022	The Bury Farm, Hertingfordbury Road,	Hertford	N	0.360	1	0	1	0	0	0	1	0	1	1		1							1
3/19/2593/FUL	Detailed permission not started	N	18/02/2020	18/02/2023	Land To The Rear Of 138 Hertingfordbury Road,	Hertford	Y	0.042	1	0	1	0	0	0	1	0	1	1			1						1
3/20/1093/FUL	Detailed permission not started	N	07/08/2020	07/08/2023	17, Bengoe Street	Hertford	Y	0.030	1	0	1	0	0	0	1	0	1	1			1						1
3/20/1328/FUL	Development in progress	N	08/09/2020	08/09/2023	248 Ware Road, Hertford,	Hertford	Y	0.071	1	0	1	0	0	0	1	0	1	1	1								1
3/20/2177/FUL	Detailed permission not started	N	15/01/2021	15/01/2024	Land Rear Of 22 & 24, Carde Close,	Hertford	N	0.071	2	0	2	0	0	0	2	0	2	2			2						2
3/20/2354/FUL	Detailed permission not started	N	17/02/2021	17/02/2024	46-48, St Andrew Stree,	Hertford	Y	0.010	1	0	1	0	0	0	1	0	1	1			1						1
3/20/2511/RDPN	Detailed permission not started	N	04/02/2021	04/02/2024	13, Dicker Mill,	Hertford	Y	0.009	2	0	2	0	0	0	2	0	2	2		2							2
3/21/0160/ODPN	Development in progress	N	16/03/2021	16/03/2024	46-48 St Andrew Street,	Hertford	Y	0.005	2	0	2	0	0	0	2	0	2	2	2								2
3/21/0205/FUL	Detailed permission not started	N	26/03/2021	26/03/2024	80, Fore Street,	Hertford	Y	0.015	1	0	1	0	0	0	1	0	1	1		1							1

3/21/0457/FUL	Detailed permission not started	N	26/07/2021	26/07/2024	3, Market Place, Hertford,	Hertford	Y	0.012	1	0	1	0	0	0	1	0	1	1		1						1
3/21/0479/FUL	Detailed permission not started	N	22/03/2022	22/03/2025	Land Adj 7, Hillside Terrace	Hertford	Y	0.039	1	0	1	0	0	0	1	0	1	1		1						1
3/21/1167/FUL	Detailed permission not started	N	13/07/2021	13/07/2024	25-29, Old Cross, Hertford,	Hertford	Y	0.012	1	0	1	0	0	0	1	0	1	1		1						1
3/21/1306/FUL	Detailed permission not started	N	12/11/2021	12/11/2024	5A, The Avenue, Hertford	Hertford	Y	0.150	1	1	0	0	1	-1	1	0	1	1		1						0
3/21/1717/FUL	Detailed permission not started	N	03/03/2022	03/03/2025	The Limes, 8 North Road,	Hertford	Y	0.100	2	0	2	0	0	0	2	0	2	2		2						2
3/21/2014/FUL	Detailed permission not started	N	20/01/2022	20/01/2025	Land adj, 8 St Johns Street, Hertford,	Hertford	Y	0.010	1	0	1	0	0	0	1	0	1	1		1						1
3/21/3159/FUL	Detailed permission not started	N	31/03/2022	31/03/2025	Scott House, Hagsdell Road, Hertford	Hertford	Y	0.065	2	0	2	0	0	0	2	0	2	2		2						2
3/19/0711/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
3/17/2296/FUL	Development in progress	N	27/11/2017	27/11/2020	3 Duckling Lane, Sawbridgeworth	Sawbridgeworth	Y	0.003	1	0	1	0	0	0	1	0	1	1	1							1
3/16/2193/OUT	Detailed permission not started	N	17/11/2016	17/11/2019	R/O, 59 West Road, Sawbridgeworth	Sawbridgeworth	N	0.030	1	0	1	0	0	0	1	0	1	1		1						1
3/19/1525/FUL	Development in progress	N	04/12/2019	04/12/2022	Parsonage Farm Boarding Kennels, Parsonage Lane	Sawbridgeworth	Y	0.320	1	0	1	0	0	0	1	0	1	1	1							1
3/19/1743/FUL	Detailed permission not started	N	17/10/2019	17/10/2022	24 Pishiobury Drive,	Sawbridgeworth	Y	0.230	2	1	1	0	0	0	2	1	1	1		-1	2					1
3/20/0322/FUL	Development in progress	N	30/11/2020	30/11/2023	1st floor, 50 Bell Street,	Sawbridgeworth	Y	0.006	1	0	1	0	0	0	1	0	1	1	1							1
3/20/2635/FUL	Detailed permission not started	N	26/02/2021	26/02/2024	17-18 And 18A, Bell Mead,	Sawbridgeworth	Y	0.000	2	2	0	0	0	0	2	2	0	0		-2		2				0
3/20/0780/FUL	Detailed permission not started	N	14/12/2020	14/12/2023	The Colt, Redricks Lane, Sawbridgeworth,	Sawbridgeworth	Y	0.279	2	1	1	0	0	0	2	1	1	1		-1	2					1
3/19/0406/FUL	Development in progress	N	02/10/2019	02/10/2022	Land Adj The Chestnuts Redricks Lane,	Sawbridgeworth	Y	0.140	1	0	1	0	0	0	1	0	1	1	1							1
3/21/0893/FUL	Detailed permission not started	N	23/12/2021	23/12/2024	7, Pishiobury Drive, Sawbridgeworth,	Sawbridgeworth	Y	0.250	1	1	0	0	0	0	1	1	0	0	-1		1					0
3/21/0926/OUT	Detailed permission not started	N	13/10/2021	13/10/2024	Land Adjacent To Weeping Ash 4, High Wych Road,	Sawbridgeworth	N	0.200	1	0	1	0	0	0	1	0	1	1			1					1
3/21/1016/FUL	Development in progress	N	28/10/2021	28/10/2024	11 Cambridge Road, Sawbridgeworth,	Sawbridgeworth	Y	0.060	1	1	0	0	0	0	1	1	0	0	-1		1					0
3/21/1157/FUL	Detailed permission not started	N	05/01/2022	05/01/2025	Land adjacent, 15 Bullfields, Sawbridgeworth,	Sawbridgeworth	Y	0.019	1	0	1	0	0	0	1	0	1	1			1					1
3/21/2786/FUL	Detailed permission not started	N	08/03/2022	08/03/2025	6, Springhall Road, Sawbridgeworth,	Sawbridgeworth	Y	0.075	2	0	2	0	0	0	2	0	2	2			2					2
3/21/2903/COMP N	Detailed permission not started	N	26/01/2022	26/01/2025	35 Bell Street, Sawbridgeworth,	Sawbridgeworth	Y	0.010	1	0	1	0	0	0	1	0	1	1			1					1
3/21/1059/ARPN	Detailed permission not started	N	16/06/2021	16/06/2024	Gteenleys, Slough Road, Allens Green	Sawbridgeworth	N	0.017	1	0	1	0	0	0	1	0	1	1		1						1
3/14/1577/FP	Detailed permission not started	N	22/10/2014	22/10/2017	47, Baldock Street	Ware	Y	0.009	1	0	1	0	0	0	1	0	1	1			1					1
3/06/0110/FP	Development in progress	N	04/05/2006	04/05/2009	22 Baldock Street	Ware	Y	0.035	4	0	4	3	0	3	1	0	1	1	1							4
3/16/1722/RDPN	Detailed permission not started	N	12/09/2016	12/09/2019	98 King George Road	Ware	Y	0.018	2	1	1	0	0	0	2	1	1	1		1						1
3/18/2579/FUL	Detailed permission not started	N	16/01/2019	16/01/2022	34 Queens Road	Ware	Y	0.013	2	0	2	0	0	0	2	0	2	2			2					2
3/19/1421/FUL	Detailed permission not started	N	09/09/2019	09/09/2022	Pomarium, Ware Park,	Ware	Y	0.081	1	0	1	0	0	0	1	0	1	1		1						1

3/19/1129/ODPN	Development in progress	N	26/07/2019	26/07/2022	Fox Talbot House And Becketts Walk, 2 Amwell End,	Ware	Y	0.040	4	0	4	0	0	0	4	0	4	4	4						4
3/21/2879/FUL	Detailed permission not started	N	04/02/2022	04/02/2025	34 Queens Road, Ware,	Ware	Y	0.037	2	1	1	0	0	0	2	1	1	1		-1	2				1
3/21/0944/FUL	Detailed permission not started	N	28/09/2021	28/09/2024	Round House Lodge, High Oak Road,	Ware	Y	0.370	1	1	0	0	0	0	1	1	0	0		-1	1				0
3/18/1199/FUL	Development in progress	N	29/03/2019	29/03/2022	High Hall Barn, Clapgate	Albury	N	0.300	2	0	2	0	0	0	2	0	2	2			2				2
3/20/1501/ARPN	Detailed permission not started	N	29/09/2020	29/09/2023	Albury Hall Farm, Road From Church End To The Pleasants, Albury Hall Park,	Albury	Y	0.024	1	0	1	0	0	0	1	0	1	1		1					1
3/21/0490/FUL	Detailed permission not started	N	23/03/2022	23/03/2025	Upwick Hall, Upwick Green Albury,	Albury	Y	0.065	3	1	2	0	0	0	3	1	2	2	-1		3				2
3/17/1036/FUL	Development in progress	N	30/06/2017	30/06/2020	Elm Slough Road	Allens Green	Y	0.100	1	1	0	1	0	1	0	1	-1	-1	-1						0
3/18/1385/ARPN	Development in progress	N	10/08/2018	10/08/2021	The Barn Highbury Farm, Wood End,	Ardeley	Y	0.005	1	0	1	0	0	0	1	0	1	1	1						1
3/17/2822/FUL	Development in progress	N	29/09/2020	29/09/2023	Land adj Spring Grange, Wood End	Ardeley	Y	0.175	2	0	2	0	0	0	2	0	2	2	1	1					2
3/16/0080/FUL	permission not started	N	04/04/2016	04/04/2019	Land Adj, 1A Stringers Lane	Aston	N	0.300	1	0	1	0	0	0	1	0	1	1			1				1
3/18/1123/FUL	Development in progress	N	22/08/2018	22/08/2021	The Annexe, The Lodge, Dene Lane	Aston	Y	0.100	1	0	1	0	0	0	1	0	1	1	1						1
3/21/1165/ARPN	Detailed permission not started	N	28/06/2021	28/06/2024	Holbrook Farm, Benington Road,	Aston	N	0.007	1	0	1	0	0	0	1	0	1	1			1				1
3/19/1453/FUL	Development in progress	N	24/10/2019	24/10/2022	The West Barn, Great Barwick,	Barwick	Y	0.025	1	0	1	0	0	0	1	0	1	1	1						1
3/13/1815/FP	Development in progress	N	03/12/2013	03/12/2016	Ashdene Stud, White Stubbs Lane	Bayford	N	0.260	1	1	0	0	1	-1	1	0	1	1	1						0
3/18/0002/ARPN	Development in progress	N	21/02/2018	21/02/2021	Flanbury Oaks Adjacent To Buck Warren, Ashdene Road	Bayford	Y	0.013	1	0	1	0	0	0	1	0	1	1	1						1
3/19/2236/ARPN	Detailed permission not started	N	23/12/2019	23/12/2022	Bucksbury Farm, Bucks Alley,	Bayford	Y	0.010	1	0	1	0	0	0	1	0	1	1		1					1
3/19/2571/FUL	Detailed permission not started	N	14/08/2020	14/08/2023	Barnes Hall Manor, White Stubbs Lane,	Bayford	Y	0.552	1	1	0	0	0	0	1	1	0	0	-1	1					0
3/20/0509/FUL	Detailed permission not started	N	19/06/2020	19/06/2023	Lingfields, Whempsted Road	Benington	Y	0.750	1	1	0	0	0	0	1	1	0	0		-1	1				0
3/19/1522/FUL	Detailed permission not started	N	20/09/2019	20/09/2022	68 Whempstead Road,	Benington	Y	0.255	1	1	0	0	0	0	1	1	0	0			-1	1			0
3/20/1430/FUL	Detailed permission not started	N	18/03/2021	18/03/2024	Land Adjacent To 25, Birch Green,	Birch Green	Y	0.045	1	0	1	0	0	0	1	0	1	1			1				1
3/21/0278/FUL	Development in progress	N	30/06/2021	30/06/2024	37 Birch Green, Hertford,	Birch Green	Y	0.780	1	1	0	0	1	-1	1	0	1	1	1						0
3/20/0189/OUT	Detailed permission not started	N	12/01/2021	01/04/2024	Rear Of 19 Winding Shott,	Bramfield	N	0.035	1	0	1	0	0	0	1	0	1	1			1				1
3/16/1317/FUL	Development in progress	N	20/09/2016	21/09/2019	Land adj. Causeway House, 3 Church End	Braughing	N	0.240	1	0	1	0	0	0	1	0	1	1	1						1
3/19/1457/FUL	Development in progress	N	23/04/2020	23/04/2023	Land Adjacent To, 6 Pelham Road,	Braughing	n/a	0.129	4	0	4	0	0	0	4	0	4	4		4					4
3/21/1952/FUL	Detailed permission not started	N	10/02/2022	10/02/2025	Land At Causeway House	Braughing	Y	0.077	1	0	1	0	0	0	1	0	1	1		1					1
3/21/2655/FUL	Detailed permission not started	N	14/03/2022	14/03/2025	Garage At 26, Green End,	Braughing	Y	0.009	1	0	1	0	0	0	1	0	1	1		1					1
3/11/1282/FP	Development in progress	N	12/10/2011	12/10/2014	Woodlands, Friars Road	Braughing Friars	Y	1.500	1	0	1	0	0	0	1	0	1	1	1						1
3/20/0333/FUL	Detailed permission not started	N	13/05/2020	13/05/2023	Stables Cottage, Brent Pelham,	Brent Pelham	Y	0.016	1	1	0	0	0	0	1	1	0	0		-1	1				0
3/20/0422/FUL	Detailed permission not started	N	17/12/2020	17/12/2023	Unit 1 And 2, Monks Green Farm Mangrove Lane,	Brickendon	N	0.048	2	0	2	0	0	0	2	0	2	2		1	1				2
3/21/0359/FUL	Detailed permission not started	N	16/12/2021	16/12/2024	Monks Green Farm, Mangrove Lane,	Brickendon	N	0.050	3	0	3	0	0	0	3	0	3	3			3				3

3/21/1211/ARPN	Detailed permission not started	N	02/07/2021	02/07/2024	Edwards Green Farm, Brickendon Lane,	Brickendon	N	0.007	1	0	1	0	0	0	1	0	1	1		1						1
3/20/2602/FUL	Detailed permission not started	N	03/11/2021	03/11/2024	Land Adj To 8 White Horse, Lane Burnham Green,	Burnham Green	Y	0.054	1	0	1	0	0	0	1	0	1	1		1						1
3/18/1984/FUL	Detailed permission not started	N	19/07/2019	19/07/2022	Chipping House, Chipping,	Chipping	Y	0.107	2	0	2	0	0	0	2	0	2	2		2						2
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
3/20/2377/FUL	Detailed permission not started	N	02/07/2021	02/07/2024	Labdens House, Colliers End,	Colliers End	Y	0.013	2	0	2	0	0	0	2	0	2	2		2						2
3/11/1131/FP	Development in progress	N	17/08/2011	17/08/2014	Bancroft Farmhouse	Cottered	N	0.170	1	0	1	0	0	0	1	0	1	1	1							1
3/19/2636/ARPN	Development in progress	N	02/03/2020	02/03/2023	Westcott, Cottered	Cottered	N	0.015	1	0	1	0	0	0	1	0	1	1	1							1
3/19/0743/VAR	Development in progress	N	17/10/2019	17/10/2022	Garden House,	Cottered	Y	0.267	1	0	1	0	0	0	1	0	1	1		1						1
3/21/0045/FUL	Detailed permission not started	N	10/05/2021	10/05/2024	Nottinghams, Baldock Road,	Cottered	N	0.007	1	0	1	0	0	0	1	0	1	1		1						1
3/21/1487/PIP	Detailed permission not started	N	23/07/2021	23/07/2024	The Paddock, Warren Lane,	Cottered	Y	0.383	4	0	4	0	0	0	4	0	4	4			2	2				4
3/21/0276/FUL	Detailed permission not started	N	02/07/2021	02/07/2024	The Haven, White Hill, Cromer	Cromer	Y	0.020	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/08/0950/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
3/19/1173/FUL	Detailed permission not started	N	19/07/2019	19/07/2022	31 Burnham Green Road,	Datchworth	Y	0.415	2	1	1	0	0	0	2	1	1	1		-1	2					1
3/20/2170/FUL	Detailed permission not started	N	07/01/2021	07/01/2024	Land Adj Paynters House 2, Bury Lane Datchworth,	Datchworth	N	0.000	1	0	1	0	0	0	1	0	1	1			1					1
3/19/1825/FUL	Detailed permission not started	N	24/01/2020	24/01/2023	Longbourne Stud, Epping Green,	Epping Green	N	0.022	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/20/2017/FUL	Detailed permission not started	N	16/12/2020	16/12/2023	Dingley Dell, The Street, Furneux Pelham	Furneux Pelham	Y	0.166	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/18/1479/FUL	Development in progress	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
3/21/0100/FUL	Development in progress	N	18/03/2021	18/03/2024	Land Adjacent Village Hall, Parking Violets Lane	Furneux Pelham	n/a	0.061	1	0	1	0	0	0	1	0	1	1	1							1
3/21/0036/FUL	Detailed permission not started	N	16/12/2021	16/12/2024	Chapel House Barn, Tinkers Hall Farm,	Furneux Pelham	N	0.150	1	0	1	0	0	0	1	0	1	1		1						1
3/20/0705/FUL	Detailed permission not started	N	09/04/2021	09/04/2024	Land adj Spring Paddocks, East End,	Furneux Pelham	N	0.150	1	0	1	0	0	0	1	0	1	1		1						1
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
3/19/1574/FUL	Detailed permission not started	N	05/09/2020	25/07/2022	Land Adjacent To Byfield Nursery, Gypsy Lane	Great Amwell	Y	0.050	1	0	1	0	0	0	1	0	1	1		1						1
3/20/1969/ARPN	Development in progress	N	03/12/2020	03/12/2023	Brick House Farm, Brick House Lane Great Hornead,	Great Hornead	N	0.011	2	0	2	0	0	0	2	0	2	2	2							2
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
3/20/0739/REM	Development in progress	N	15/06/2020	15/06/2023	Land Adjacent To Bradbury	Hare Street	N	0.100	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
3/19/0421/FUL	Detailed permission not started	N	18/04/2019	18/04/2022	Land adj, 60 Woodland Road	Hertford Heath	N	0.020	1	0	1	0	0	0	1	0	1	1		1						1
3/09/1115/FP	Development in progress	N	07/10/2009	07/10/2012	Adj 2 + R/O 2-10 The Roundings, Hertford Heath	Hertford Heath	Y	0.133	2	0	2	0	0	0	2	0	2	2	2							2
3/20/1070/FUL	Detailed permission not started	N	05/08/2020	05/08/2023	Storage Land At Elbow Lane And Rear Of 2	Hertford Heath	Y	0.082	4	0	4	0	0	0	4	0	4	4	2	2						4
3/20/0242/FUL	Development in progress	N	16/04/2020	16/04/2023	Elbow Lane Farm, Elbow Lane,	Hertford Heath	N	0.023	1	0	1	0	0	0	1	0	1	1	1							1

3/21/1858/FUL	Detailed permission not started	N	23/12/2021	23/12/2024	Land At Amwell Place Farm, Downfield Road, 232	Hertford Heath	N	0.040	1	0	1	0	0	0	1	0	1	1			1				1
3/10/1890/FP	Development in progress	N	17/08/2011	17/08/2014	Hertingfordbury	Hertingfordbury	Y	0.240	1	1	0	0	1	-1	1	0	1	1	1						0
3/20/1735/FUL	Development in progress	N	09/11/2020	09/11/2023	Cornerwood House, 54 St Marys Lane, Hertingfordbury,	Hertingfordbury	Y	1.000	1	1	0	0	1	-1	1	0	1	1	1						0
3/20/1769/FUL	Detailed permission not started	N	05/11/2020	05/11/2023	Spring House, St Marys Lane, Hertingfordbury,	Hertingfordbury	Y	0.300	1	1	0	0	0	0	1	1	0	0		-1	1				0
3/21/1376/ARPN	Detailed permission not started	N	28/07/2021	28/07/2024	Cole Green Barn, St Marys Lane,	Hertingfordbury	N	0.059	2	0	2	0	0	0	2	0	2	2			2				2
3/21/0676/ARPN	Detailed permission not started	N	10/05/2021	10/05/2024	Marshall's Farm, Marshall's Lane,	High Cross	N	0.016	2	0	2	0	0	0	2	0	2	2		2					2
3/19/2399/FUL	Detailed permission not started	N	13/01/2020	13/01/2023	Hardings Farm, High Wych,	High Wych	Y	0.350	2	1	1	0	0	0	2	1	1	1		-1	2				1
3/20/0218/FUL	Detailed permission not started	N	02/04/2020	02/04/2023	Carters Farm, Barn Fryars Lane,	High Wych	N	0.039	1	0	1	0	0	0	1	0	1	1		1					1
3/06/1094/FP	Development in progress	N	27/07/2006	27/07/2009	1 & 2 Halfway House Cottages, Stanstead Road	Hunsdon	Y	0.149	2	2	0	1	2	-1	1	0	1	1	1						0
3/14/1121/FP	Development in progress	N	17/09/2014	17/09/2017	Buryholme, Hunsdonbury Lane, Hunsdon	Hunsdon	Y	0.400	1	0	1	0	0	0	1	0	1	1		1					1
3/19/1260/FUL	Development in progress	N	24/10/2019	24/10/2022	Little Spellars, Acorn Street,	Hunsdon	Y	0.270	1	0	1	0	0	0	1	0	1	1			1				1
3/20/2219/FUL	Detailed permission not started	N	29/11/2021	29/11/2024	Adj 52, Widford Road,	Hunsdon	Y	0.024	1	0	1	0	0	0	1	0	1	1			1				1
3/21/1476/ARPN	Detailed permission not started	N	19/10/2021	19/10/2024	Black Barn, Halfway House Farm, Stanstead	Hunsdon	N	0.050	2	0	2	0	0	0	2	0	2	2			2				2
3/18/2527/FUL	Development in progress	N	14/01/2019	14/01/2022	30 Woolmers Lane	Letty Green	Y	0.65	1	1	0	0	1	-1	1	0	1	1	1						0
3/20/1338/FUL	Detailed permission not started	N	16/09/2020	16/09/2023	Land adj Stelfox House, 7 Chapel Lane	Letty Green	Y	0.1	1	0	1	0	0	0	1	0	1	1		1					1
3/21/0020/ARPN	Detailed permission not started	N	02/03/2021	02/03/2024	Barn At Woolmers Park, Woolmers Lane,	Letty Green	Y	0.052	3	0	3	0	0	0	3	0	3	3			3				3
3/18/2527/FUL	Development in progress	N	14/01/2019	14/01/2022	30 Woolmers Lane, Letty Green,	Letty Green	Y	0.65	1	1	0	0	1	-1	1	0	1	1	1						0
3/21/2180/ARPN	Detailed permission not started	N	13/10/2021	13/10/2024	Letty Green Barn Holwell Court Farm, Hertford	Letty Green	N	0.041	2	0	2	0	0	0	2	0	2	2			2				2
3/19/1242/ARPN	Detailed permission not started	N	20/08/2019	20/08/2022	The Cartshed, Thatchers Rest, C95 From Mill Lane To Stockalls Lane,	Levens Green	N	0.014	1	0	1	0	0	0	1	0	1	1		1					1
3/21/0485/FUL	Detailed permission not started	N	02/11/2021	02/11/2024	Danes Farm, Little Lane,	Little Berkhamsted	N	0.056	1	0	1	0	0	0	1	0	1	1		1					1
3/21/2607/ARPN	Detailed permission not started	N	10/12/2021	10/12/2024	Widow Paddocks, Little Berkhamsted Lane,	Little Berkhamsted	N	0.104	1	0	1	0	0	0	1	0	1	1			1				1
3/21/3058/FUL	Detailed permission not started	N	03/02/2022	03/02/2025	Park Cottage, Robins Nest Hill Little,	Little Berkhamsted	Y	0.188	1	1	0	0	0	0	1	1	0	0		-1	1				0
3/08/1299/FP	Development in progress	N	10/09/2008	10/09/2011	Former Estate Office, Albury Hall	Little Hadham & Church End	Y	0.287	2	0	2	0	0	0	2	0	2	2	2						2
3/18/0403/OUT	Development in progress	N	14/08/2020	14/08/2023	South Acre, Acremore Street,	Little Hadham	Y	0.132	1	0	1	0	0	0	1	0	1	1	1						1
3/20/2095/FUL	Detailed permission not started	N	11/02/2021	11/02/2024	Ash Croft, Stortford Road,	Little Hadham	Y	0.153	1	1	0	0	0	0	1	1	0	0		-1	1				0
3/19/1900/FUL	Detailed permission not started	N	04/02/2020	04/02/2023	Spinney View, The Street,	Little Hornead	Y	0.074	1	1	0	0	0	0	1	1	0	0	-1	1					0
3/15/0377/FUL	Development in progress	N	23/06/2015	23/06/2018	Rectory Farm, Langley Lane, Meesden	Meesden	N	0.220	1	0	1	0	0	0	1	0	1	1	1						1
3/20/2083/ARPN	Development in progress	N	18/10/2021	18/10/2024	Barn At, Meesden Bury Farm,	Meesden	N	0.030	3	0	3	0	0	0	3	0	3	3		3					3
3/20/2487/FUL	Detailed permission not started	N	16/12/2021	16/12/2024	Walkers FarmHouse, Mill Lane,	Meesden	N	0.004	1	0	1	0	0	0	1	0	1	1		1					1

3/15/0910/FUL	Development in progress	N	14/07/2015	14/07/2018	R/O Malting Cottage, Malting Lane	Much Hadham	N	0.117	2	0	2	0	0	0	2	0	2	2	1	1						2
3/16/2051/FUL	Development in progress	N	08/11/2016	08/11/2019	Warren Farm, Green Tye , Much Hadham, SG10 6JD	Much Hadham	N	0.060	2	0	2	0	0	0	2	0	2	2		2						2
3/19/2616/FUL	Detailed permission not started	N	03/04/2020	03/04/2023	Land Off Bromley Lane New Barns,	Much Hadham	Y	0.003	1	0	1	0	0	0	1	0	1	1		1						1
3/21/0848/FUL	Development in progress	N	03/09/2021	03/09/2024	Land South Of Culver Lodge, Widford Road,	Much Hadham	Y	0.450	3	0	3	0	0	0	3	0	3	3		3						3
3/21/2074/ARPN	Detailed permission not started	N	30/09/2021	30/09/2024	Uffords Farm, Green Tye,	Much Hadham	N	0.085	1	0	1	0	0	0	1	0	1	1		1						1
3/13/1233/FP	Development in progress	N	04/09/2013	04/09/2016	Old Hall, St Edmunds College	Old Hall Green	Y	0.021	2	0	2	0	0	0	2	0	2	2	2							2
3/13/0840/FP	Development in progress	N	23/07/2013	23/07/2016	1 & 2 Farm Lane	Old Hall Green	Y	0.113	4	2	2	0	0	0	4	2	2	2		2						2
3/18/0098/FUL	Development in progress	N	22/05/2018	22/05/2021	New Bungalow, Old Hall Green	Old Hall Green	Y	0.170	1	1	0	0	1	-1	1	0	1	1	1							0
3/20/2037/FUL	Development in progress	N	03/02/2021	03/02/2024	47 Buntingford Road, Puckeridge	Puckeridge	N	0.038	2	0	2	0	0	0	2	0	2	2	2							2
3/21/0415/FUL	Detailed permission not started	N	21/04/2021	21/04/2024	The Anvil, Sacombe Green,	Sacombe	Y	0.420	1	1	0	0	1	-1	1	0	1	1		1						0
3/21/1207/FUL	Detailed permission not started	N	01/04/2022	01/04/2025	Land adj Farlea, Spellbrook Lane West	Spellbrook	N	0.164	2	0	2	0	0	0	2	0	2	2			2					2
3/19/0835/FUL	Detailed permission not started	N	08/08/2019	08/08/2022	Spellbrook Farm, London Road,	Spellbrook	Y	0.470	4	0	4	0	0	0	4	0	4	4		2	2					4
3/20/0057/FUL	Detailed permission not started	N	12/03/2020	12/03/2023	Land Adj to Mill End Farmhouse, Mill End	Standon	Y	0.070	1	0	1	0	0	0	1	0	1	1		1						1
3/18/1985/FUL	Detailed permission not started	N	29/08/2019	29/08/2022	40 High Street, Stanstead Abbotts, Stanstead Abbotts, & St Margarets	Stanstead Abbotts & St Margarets	Y	0.011	2	0	2	0	0	0	2	0	2	2		2						2
3/19/2005/FUL	Development in progress	N	28/01/2020	28/01/2023	Waterlilies Ginns Road, Stocking Pelham,	Stocking Pelham	Y	0.840	1	1	0	0	1	-1	1	0	1	1	1							0
3/14/0810/PR	Development in progress	N	13/06/2014	13/06/2017	Agricultural building & land rear of, Upper Green, Tewin	Tewin	Y	0.373	1	0	1	0	0	0	1	0	1	1	1							1
3/20/0810/FUL	Detailed permission not started	N	10/12/2020	10/12/2023	Fairholme Stables, Archers Green Lane	Tewin	N	0.261	3	0	3	0	0	0	3	0	3	3	3							3
3/21/0789/FUL	Development in progress	N	04/06/2021	04/06/2024	64 Orchard Road, Tewin,	Tewin	Y	0.390	1	1	0	0	1	-1	1	0	1	1	1							0
3/21/3076/FUL	Detailed permission not started	N	02/02/2022	02/02/2025	Gilpins 1 Cowpers Way, Tewin Wood	Tewin	Y	0.231	1	1	0	0	0	0	1	1	0	0		-1	1				0	
3/15/2112/FUL	Development in progress	N	21/12/2015	21/12/2018	Broadfield Hall, Broadfield	Throcking	Y	1.001	1	1	0	0	1	-1	1	0	1	1	1							0
3/19/2608/CLUP	Detailed permission not started	N	11/06/2020	11/06/2023	The Stables Broadfield Throcking,	Throcking	Y	0.011	1	0	1	0	0	0	1	0	1	1		1						1
3/21/1505/FUL	Detailed permission not started	N	20/10/2021	20/10/2024	Land Adjacent To Thorley Wash Cottage, Thorley Street,	Thorley	N	0.040	1	0	1	0	0	0	1	0	1	1		1						1
3/21/0852/FUL	Detailed permission not started	N	24/11/2021	24/11/2024	The Anchor, Cambridge Road,	Thundridge	Y	0.067	2	0	2	0	0	0	2	0	2	2		2						2
3/19/0860/FUL	Detailed permission not started	N	08/07/2019	08/07/2022	14 Ware Road, Tonwell,	Tonwell	Y	0.127	2	0	2	0	0	0	2	0	2	2		2						2
3/21/1415/VAR	Detailed permission not started	N	22/07/2021	22/07/2024	Tonwell Water Tower, Temple Lane,	Tonwell	Y	0.087	1	0	1	0	0	0	1	0	1	1			1					1
3/21/2066/FUL	Detailed permission not started	N	08/10/2021	08/10/2024	12 And 14 Winters Lane, Walkern	Walkern	N	0.050	1	0	1	0	0	0	1	0	1	1		1						1
3/16/2743/FUL	Development in progress	N	11/09/2017	11/09/2020	Land Adjacent To 36 High Street, Walkern	Walkern	N/A	0.027	2	0	2	0	0	0	2	0	2	2		2						2
3/17/2770/FUL	Development in progress	N	23/11/2018	23/11/2021	Stafford House, 1, Kitcheners Lane	Walkern	N	0.150	1	0	1	0	0	0	1	0	1	1	1							1
3/19/2072/ARPN	Development in progress	N	10/12/2019	10/12/2022	Walkern Park Farm, Clay End Road,	Walkern	N	0.010	1	0	1	0	0	0	1	0	1	1	1							1

3/20/0717/FUL	Detailed permission not started	N	16/10/2020	11/05/2023	Rooks Nest Paddock, Stevenage Road,	Walkern	Y	0.067	1	0	1	0	0	0	1	0	1	1		1						1
3/20/0250/FUL	Detailed permission not started	N	21/10/2020	08/04/2023	Land Adjacent, Hermitage Cottage Wareside,	Wareside	Y	0.045	1	0	1	0	0	0	1	0	1	1		1						1
3/21/1984/FUL	Detailed permission not started	N	10/03/2022	10/03/2025	Land Adjacent To 47, High Road, Waterford,	Waterford	N	0.072	1	0	1	0	0	0	1	0	1	1		1						1
3/19/2222/FUL	Development in progress	N	27/01/2020	27/01/2023	Land adj. to B1 exchange, High Street,	Watton-at-Stone	Y	0.130	1	0	1	0	0	0	1	0	1	1	1							1
3/20/0241/ARPN	Detailed permission not started	N	31/03/2020	31/03/2023	The Barn, Highfield Nursery,	Wellpond Green	N	0.010	1	0	1	0	0	0	1	0	1	1		1						1
3/20/1143/ARPN	Detailed permission not started	N	18/08/2020	18/08/2023	Packing Shed Highfield Nursery,	Wellpond Green	N	0.014	1	0	1	0	0	0	1	0	1	1		1						1
3/20/1693/VAR	Development in progress	N	04/11/2020	10/01/2021	Kasteel, Plot 1, The Orchard,	Wellpond Green	Y	0.000	1	0	1	0	0	0	1	0	1	1		1						1
3/20/0788/VAR	Development in progress	N	29/06/2020	29/06/2023	Aura, Westmill,	Westmill	Y	1.251	1	1	0	0	1	-1	1	0	1	1	1							0
3/20/2549/FUL	Detailed permission not started	N	12/02/2021	12/02/2024	Highfields Whempstead Road,	Whempstead	Y	0.057	1	1	0	0	0	0	1	1	0	0		-1	1					0
3/17/1624/OUT 3/18/2630/REM	Development in progress	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
3/18/1543/FUL	Development in progress	N	29/08/2018	29/08/2021	Plovers, Medcalf Hill	Widford	Y	0.316	1	1	0	0	1	-1	1	0	1	1	1							0
3/22/0146/ARPN	Detailed permission not started	N	22/03/2022	22/03/2025	The Doe Shed, Priory Farm, High Street	Widford	N	0.008	1	0	1	0	0	0	1	0	1	1			1					1
3/21/0657/ARPN	Detailed permission not started	N	11/05/2021	11/05/2024	Holborn Farm, The Pightle, West End Road,	Wormley West End	N	0.024	2	0	2	0	0	0	2	0	2	2		2						2
3/21/0012/FUL	Detailed permission not started	N	12/04/2021	12/04/2024	Beauchamps Cottage, Wyddial,	Wyddial	Y	0.080	1	1	0	0	0	0	1	1	0	0		-1	1					0

Appendix B: Statement of Common Ground BISH8

BISH8 – Old River Lane Statement of Common Ground between East Herts Council and Cityheart Ltd

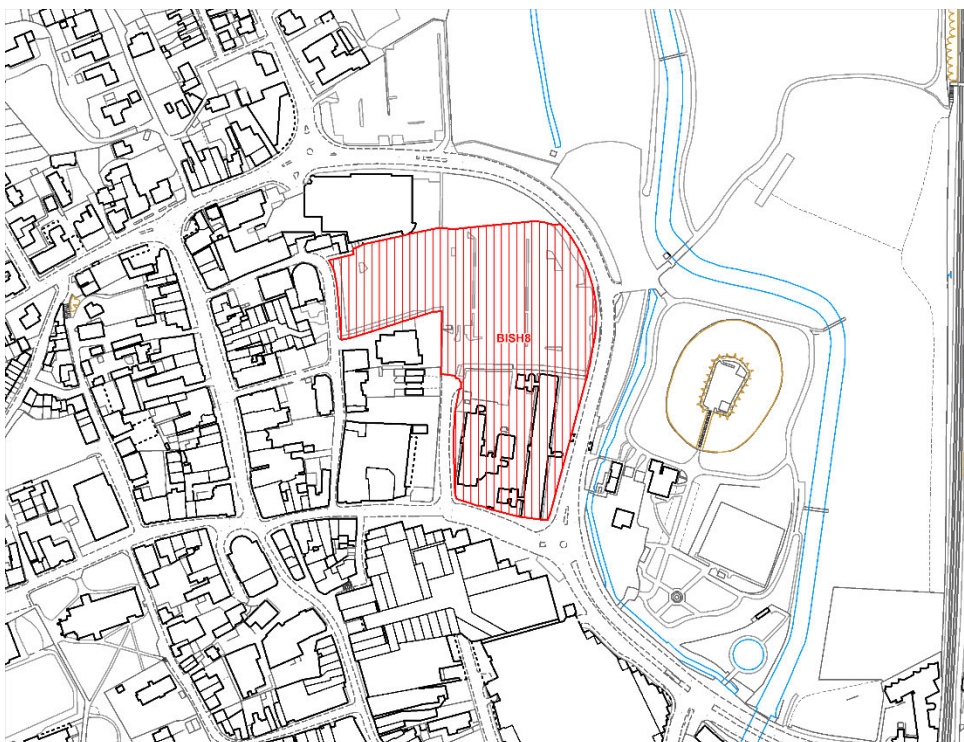
September 2022

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by East Herts Council (‘the Local Planning Authority’) and Cityheart Limited.
- 1.2 It relates to the Land at Old River Lane, which has been allocated for a mixed-use development in Policy BISH8 of the East Herts District Plan 2018.
- 1.3 The site is allocated for around 100 new homes to be delivered between 2022 and 2027.
- 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 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 BISH8 site allocation is located within the town of 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
Site Specific SPD	Adoption November 2022
Submission of Full Planning Application	December 2022
Determination of Full Planning Application	April 2023
Completion of S106 Agreement	May 2023

4. **Build-out Rates**

- 4.1 Table 1 below shows the expected number of residential completions from 2023 onwards.
- 4.2 Delivery of the other land uses and supporting infrastructure will be set out in an agreed Phasing Statement.

Table 1: Expected Annual Dwelling Completions

2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
-	-	150-200 *	-	-	-	-	-	-	-	-

* Includes extra care units (circa 50 units)

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: 21 September 2022

Signed on behalf of Cityheart Limited:



Name: Geraint John

Position: Director, Geraint John Planning Ltd

Date: 20th September 2022

Appendix C: Statement of Common Ground HERT3

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

October 2022

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 2019.
- 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
Outline application decision	March 2023
Submission of Reserved Matters application	March 2024
Decision of Reserved Matters application	Sept 2024
Submission of pre-commencement conditions	Oct 2024
Start on site	July 2025
Complete on site	June 2028

4. **Build-out Rates**

- 4.1 Table 1 below shows the expected number of residential completions from 2022 onwards.
- 4.2 Delivery of the supporting infrastructure will be set out in an agreed Phasing Plan.

Table 1: Expected Annual Dwelling Completions

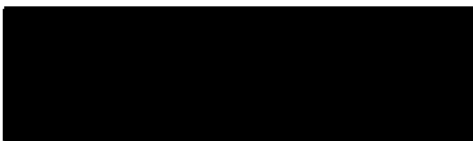
2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
-	-	-	150	150	42	-	-

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:

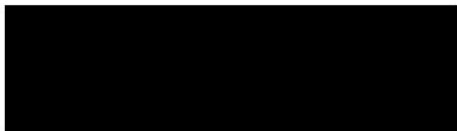


Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 26 October 2022

Signed on behalf of London and Regional Properties:



Name: Purnima Patel

Position: Managing Partner RAYLEYS LLP

Date: 26 October 2022

Appendix D: Statement of Common Ground WARE2

WARE2 – Land north and east of Ware Statement of Common Ground between East Herts Council and Ptarmigan Ware Limited and Redellis (Ware) Ltd

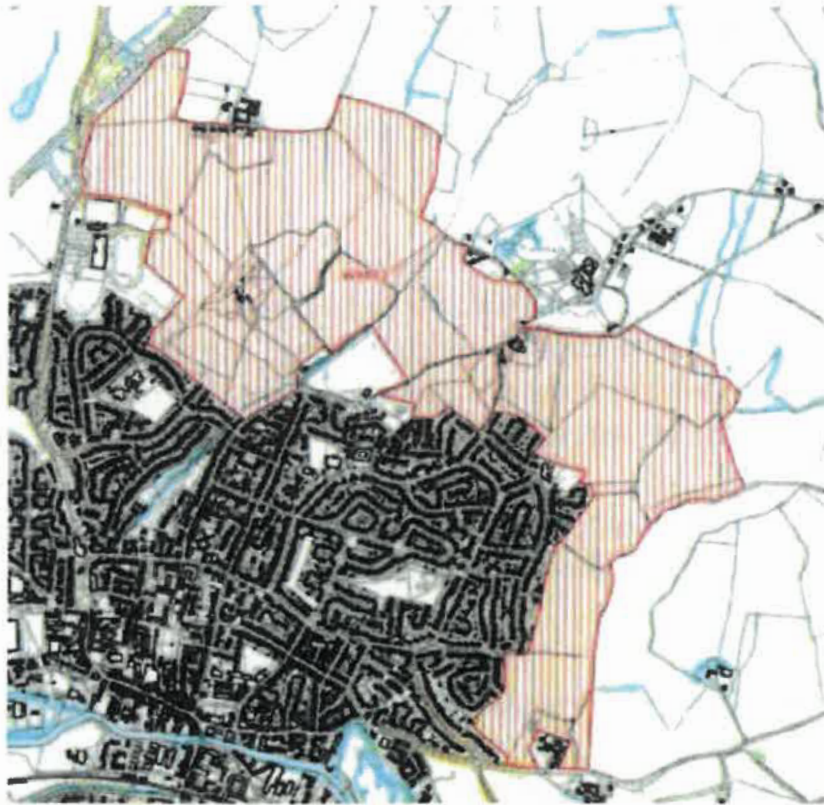
October 2022

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 Ware Limited and Redellis (Ware) Ltd (‘the land controllers’). The SoCG updates that previously agreed by the parties in September 2019.
- 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 land controllers have been actively preparing a planning application for 1,800 new homes and is due to be submitted imminently. Planning Performance Agreements (PPAs) have been entered into with the Local Planning Authority and Hertfordshire County Council and will remain in place throughout the determination period.
- 1.5 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.
- 1.6 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	Adopted October 2019
Submission of Outline Planning Application	Q4 2022
Targeted Resolution to Grant	Q1 2023
Targeted signed S106 and issuing of planning consent	Q2 2023

4. **Build-out Rates**

- 4.1 Table 1 below shows the expected number of residential completions from 2024 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

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
150	150	200	200	200	200	200	200	200	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: 2nd November 2022

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:

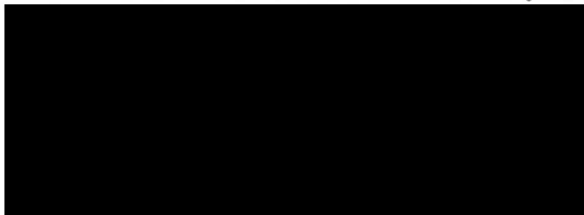


Name: Joseph Hayes

Position: Director

Date: 25th October 2022

Signed on behalf of Redellis (Ware) Limited:



Name: ADAM STRATFORD

Position: DIRECTOR

Date: 1st October 2022
NOVEMBER

Appendix E: Statement of Common Ground GA1

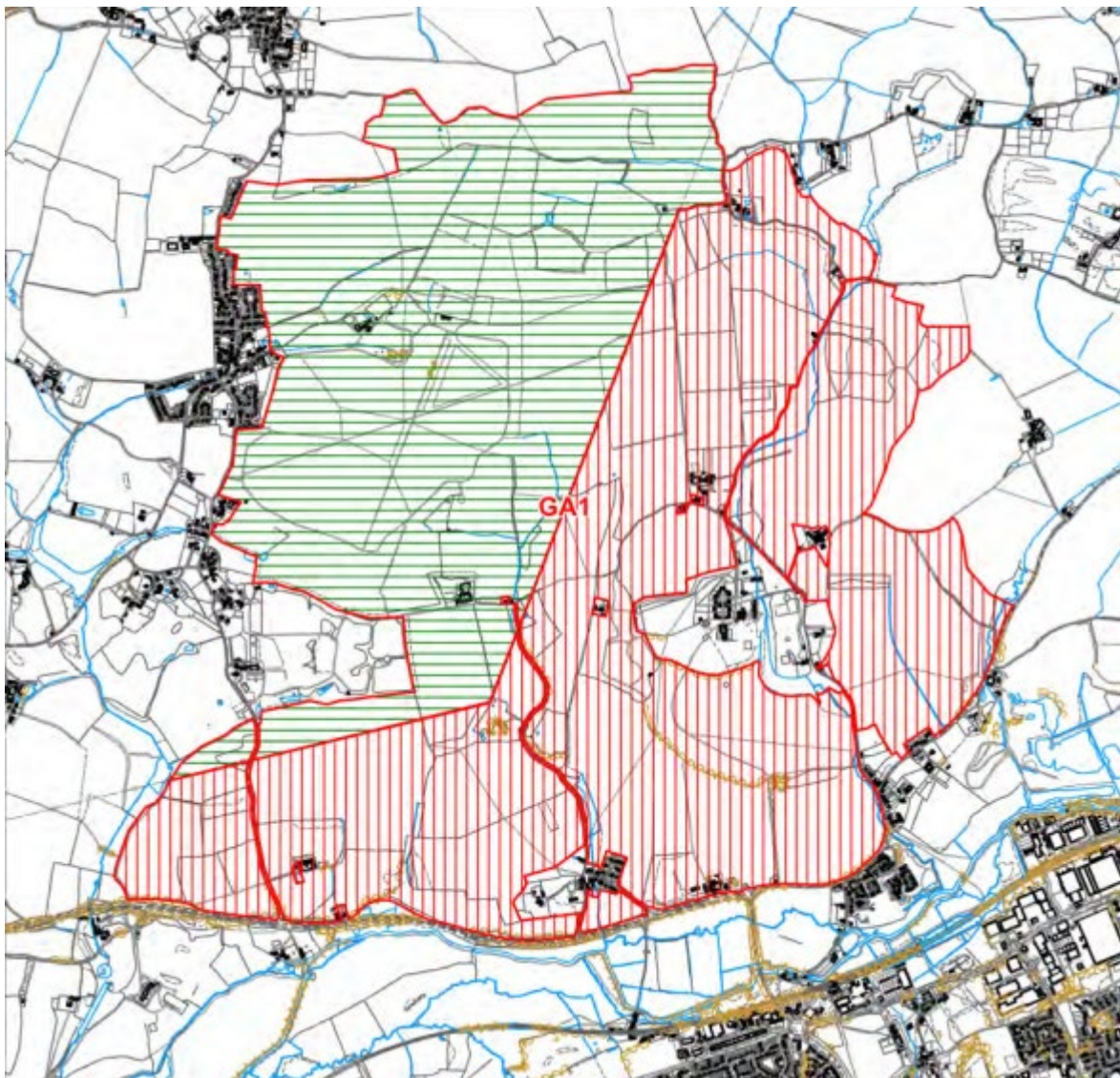
GA1– Gilston Area Statement of Common Ground between East Herts Council and (jointly) Places for People Developments Ltd and Taylor Wimpey North Thames Ltd October 2022

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 (PfP) and Taylor Wimpey North Thames Ltd (TW) (together 'the land owners'). A previous SoCG was agreed between the Council, PfP and Briggens Estate No 1 (a previous landowner) in September 2019.
- 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 set out the expected build-out rates of the site agreed by the parties. The SoCG will be used to inform the Local Planning Authority's five year housing land supply position.
- 1.5 This SoCG relates to the land in the control of the landowners named above comprising:-
 - i. the land controlled by PfP 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 TW 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 and forms part of the Harlow and Gilston Garden Town, designated as such by the government in 2017.
- 2.2 The full extent of the allocation site is shown in the location plan below. The red area displays the site allocation developments area; the green hatching identifies the extent of the community trust open space land. The land held by TW generally comprises the south western 'toe' of the development area. The remainder of the land is held by PfP.



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 June 2019
Determination of Outline Application	Q4 2022/Q1 2023
Submission of Village 1 Masterplan	Q2 2023
Submission of First Infrastructure Reserved Matters Application	Q2 2023
Submission of First Residential Reserved Matters	Mid 2023

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

Table 2: TW Milestones

Milestone	Date Achieved/Expected to be achieved
Submission of Outline Application	Validated Nov 2019
Determination of Outline Application	Q4 2022/Q1 2023
Submission of Village 7 Masterplan	Q2 2023
Submission of First Infrastructure Reserved Matters Application	Q2 2023
Submission of First Reserved Matters	Q3 2023

4. **Build-out Rates**

- 4.1 Table 3 below shows the landowners' estimate of the expected number of residential completions from 2024 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 can be achieved based upon both their individual, and their collective, understanding of milestones and delivery assumptions.
- 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

2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
0	0	200	300	375	425	450	650

4.3 The Local Planning Authority considers that, based upon the information contained in this SoCG, an average delivery rate of c.650 dwellings per annum from 2030/31 onwards is based upon appropriate evidence.

4.4 The Local Planning Authority recognises that the landowners consider that this rate may be exceeded and agrees to review the SoCG regularly in order to ensure assumptions are based upon up to date evidence.

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.

5.2 The contents of this SoCG are applicable in so far as they to each parties landownership.

6. Signatories

Signed on behalf of East Herts Council:



Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 31 October 2022

Signed on behalf of Places for People Development Ltd:

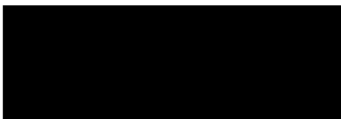


Name: Yuved Bheenick

Position: Development Director

Date: 20th October 2022

Signed on behalf of Tayor Wimpey North Thames Ltd:



Name: Jonathan Locke

Position: Senior Planning Manager

Date: 28 October 2022

Appendix F: Statement of Common Ground EWEL1

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

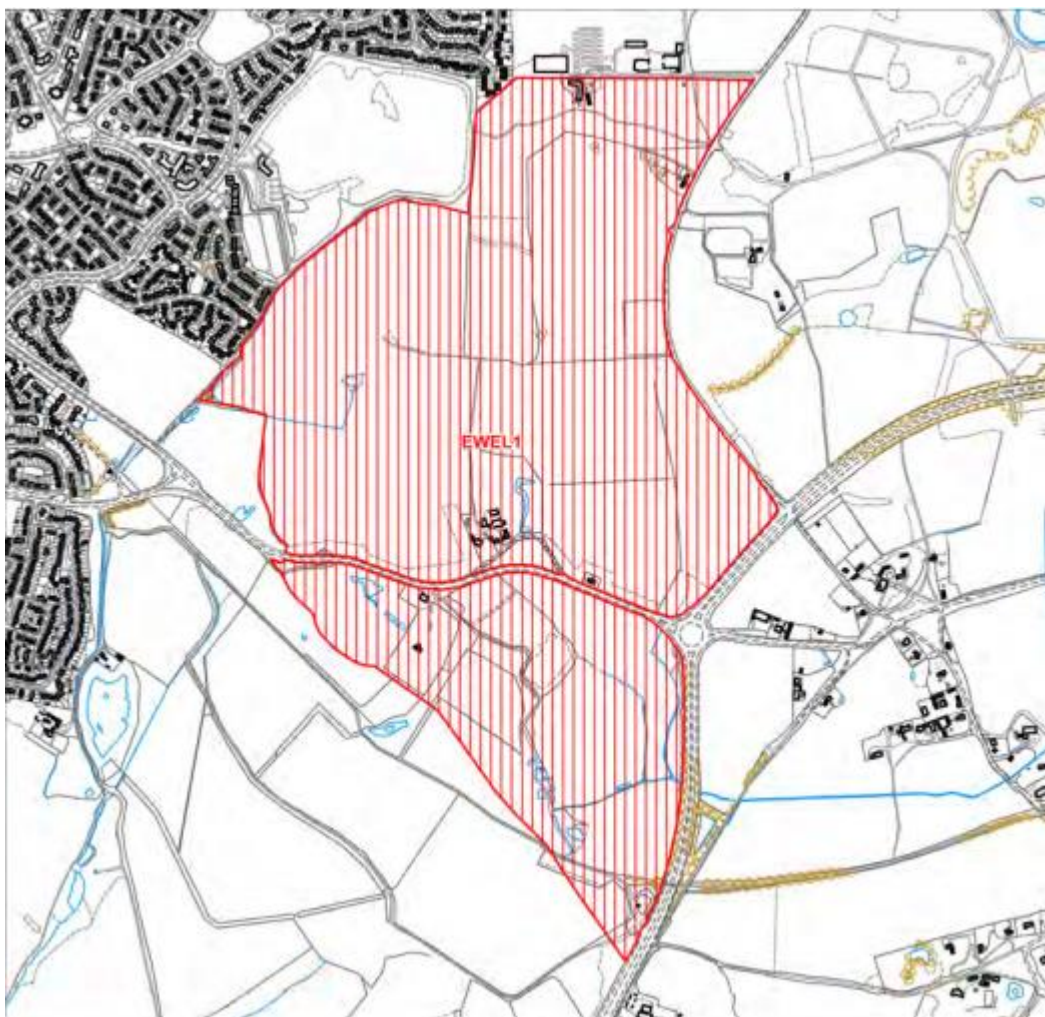
September 2022

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 September 2019.
- 1.2 It relates to the land at Birchall Garden Suburb which has been allocated for a residential-led mixed-use development in Policy EWEL1 of the East Herts District Plan 2018. This SoCG relates only to the land within the district of East Herts.
- 1.3 The site is allocated for approximately 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	Winter 2022
Submission of planning application	July 2022
Determination of planning application	March 2023
Completion of S106	March 2023
Reserved Matters applications	from 2023 onwards

4. **Build-out Rates**

- 4.1 Table 1 below shows the expected number of residential completions from 2025/26 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)

2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
0	0	0	50	75	125	150	150

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:

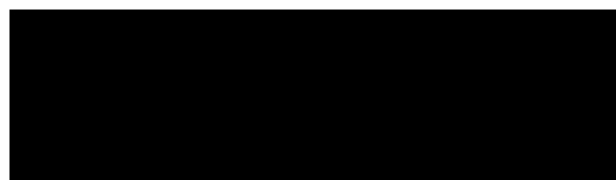


Name: Claire Sime

Position: Service Manager (Policy & Implementation)

Date: 5th October 2022

Signed on behalf of Tarmac Trading Ltd:



Name: David McCabe

Position: Head of Development

Date: 4th October 2022