

FINANCIAL & REGULATORY SERVICES

Planning Policy & Projects

MEMBERS' INFORMATION NOTE

Housing Capacity Update

November 2006



1.0 Introduction

1.1 This paper analyses the housing capacity of the district over the period of the East of England Plan, 2001-2021. It uses the work completed for the Council by Halcrow in 2003 as a base, and updates it in light of planning permissions granted in the intervening three years. It also takes a fresh look at some of the assumptions made on how many dwellings are likely to be delivered from unidentified sites. A series of appendices listing the individual sites and maps are available to view on request from Planning Policy, but are too large to reproduce here.

1.2 Housing capacity over a given period comprises five elements:

1. Completions since the start of that period;
2. Outstanding planning permissions;
3. Outstanding local plan allocated sites;
4. Other sites believed likely to be developed during the period; and
5. Allowance for other sites coming forward not identified above.

1.3 For the purposes of our estimates, we use the sites identified by Halcrow for point four. The allowance referred to in point five is based on six elements - employment land, education land, garage courts, flats over shops, other town centre windfall and suburban windfall.

1.4 In North Hertfordshire on 31 March 2006, these were as follows:

Source	Dwellings
Completions 1 April 2001 - 31 March 2006	2923
Outstanding planning permissions	1893
Outstanding allocations	660
Halcrow sites 2006-2011	245
Halcrow sites 2011-2016	198
Halcrow sites 2016-2021	124
Employment land	100
Education land	233
Garage courts	80
Town centre allowance	123
Flats over shops	39
Suburban windfall allowance	188
Total	6806

1.5 The completions and outstanding permissions are analysed in the housing monitoring report and therefore not discussed in this document, although the permissions are shown on the maps and listed in Appendix A.

2.0 Allocations

2.1 Last year, there were 665 dwellings estimated on allocated sites. Five of these dwellings have now got planning permission, reducing the estimate to 660. The allocations are listed at Appendix B.

3.0 **Halcrow sites 2006 - 2011**

3.1 Last year, there were 263 dwellings estimated under this category. Three of the sites listed have now been granted permission for a combined total of 24 units. This is six units more than those three sites had been estimated to be able to accommodate last year. Even so, if the sites identified under this heading are only being developed at 24 dwellings per year, there are several sites which will not be complete by 2011.

3.2 That said, the majority of sites listed under this heading are quite small, but there are two large sites for 50 or more dwellings. On one of these, negotiations are currently underway and informal approaches have been received on the other. Therefore, it is not considered necessary to revise the estimate under this heading.

3.3 The Halcrow sites 2006 - 2011 are listed at Appendix C.

4.0 **Halcrow sites 2011 - 2016**

4.1 Last year, there were 202 dwellings estimated under this category. This year that estimate is reduced to 198, to reflect the fact that one of the sites has been partially developed with four dwellings.

4.2 The Halcrow sites 2011 - 2016 are listed at Appendix D.

5.0 **Halcrow sites 2016 - 2021**

5.1 There are 124 dwellings estimated under this category. This is unchanged from last year. This estimate is based on half of the sites Halcrow assumed would come forward after 2016, the assumption being that half the sites Halcrow estimated in their post 2016 category will be developed by 2021, the other half after that time.

6.0 **Employment land**

6.1 This estimate last year was 864 dwellings. During the last year, 350 dwellings have been granted on sites previously in employment use. However, it is not considered appropriate to simply deduct this from last year's estimate of 864 to give an estimate of 514. This is because the original estimate was based on work carried out preparatory to the County Council's deposit draft Structure Plan Alterations of 2003, which implied that there was a surplus of 17Ha employment land in the district. However, that plan was based on significantly lower levels of housing in North Hertfordshire than the emerging East of England Plan now suggest.

6.2 As such, we had Employment Land Review carried out, which in part looked at how much surplus (or shortage of) employment land there is. It found that to try and keep something approaching current ratios of jobs to working age people, we need to be rather more conservative with employment land. To that extent, the emerging policies of the Local Development Framework are likely to be far more protective of employment land. Apart from existing commitments, the only area of employment land we now envisage releasing for housing is the Cooks Way / Sharps Way industrial estate in Hitchin, where the amount of land still in employment use is currently about 1.2Ha.

6.3 The estimate of how much housing will be delivered on employment land is therefore reduced to 100 dwellings, which will probably be delivered between 2011 and 2016.

7.0 **Education land**

7.1 This estimate is unchanged from last year. It is based on the County Council's estimate of 2003 that there would be 290 dwellings in North Hertfordshire developed on former education land, with deductions made for such sites which have already obtained planning permission. (It should be noted that the Norton School site did not have permission at 31 March 2006).

7.2 The education allowance is not shown on the maps, but is shown in appendix F.

8.0 **Garage courts**

8.1 This estimate is unchanged from last year, as no permissions have been granted on garage courts in that time. The allowance is not shown on the maps, but is in appendix F.

9.0 **Flats over shops**

9.1 This estimate is unchanged from last year, as no permissions have been granted for flats over shops (other than in town centres, where they count towards the town centre allowance) in that time. The allowance is not shown on the maps, but is in appendix F.

10.0 **Suburban windfall allowance**

10.1 This estimate was based on 12.5 dwellings per year. However, over the past three years, 81, 91 and 140 such dwellings have been granted respectively. It therefore is apparent that this allowance was a significant under-estimate. It therefore seems inappropriate to reduce this estimate from 200 to 60, to reflect the fact that 140 such dwellings were granted during the year. Instead, we reduce the estimate to 187.5, based on 12.5 dwellings per year for the remainder of the period. Whilst this is still significantly lower than has been achieved over the last three years, higher than anticipated rates of delivery from this source may offset under provision from those which are not delivering at this rate (see section 12).

11.0 **Town centre allowance**

11.1 This estimate is reduced from 228 to 123, to reflect the 105 such dwellings which were granted during the year. At this rate this allowance will quickly prove an underestimate. However, higher than anticipated rates of delivery from this source may offset under provision from those which are not delivering at this rate (see section 12).

12.0 **Comparison with position last year**

12.1 The following table compares the position at 1 April 2005 with that at 1 April 2006:

Source	1-Apr-05	1-Apr-06	Difference*	Last year's estimate of totals for 2005-06
Completions since 1 April 2001	2264	2923	659	
Outstanding planning permissions	1524	1893	369	254.0
Outstanding allocations	665	660	-5	110.8
Halcrow sites pre 2011	263	245	-18	43.8
Halcrow sites 2011-2016	202	198	-4	
Halcrow sites 2016+	124	124	0	
Employment land	864	100	-764	72.0
Education land	233	233	0	38.8
Garage courts	80	80	0	5.0
Town centre allowance	228	123	-105	14.3
Flats over shops	39	39	0	2.4
Suburban windfall	200	187.5	-12.5	12.5
Total	6686	6806	120	554

*the difference between the number of completions includes 68 additional completions which were completed between 2001 and 2003 but not recorded correctly at that time. The number of dwellings completed 2005-06 itself was 591.

- 12.2 It can be seen overall that the estimate of urban capacity has increased by 109, despite the significant reduction in the estimate of new dwellings to be delivered on employment land.
- 12.3 Based on the phasing assumptions of last year's paper, a total of 554 net dwellings should have been completed during 2005-06. The actual net completions were 591. This is about 6.7% more than was estimated this time last year. Given the nature of urban capacity estimates, this seems quite accurate. Therefore, whilst the dwellings did not come from the precise sources quoted, the overall total seems to have been reasonably accurate.

13.0 Phasing

- 13.1 The estimate of capacity is designed to be used for the period 2001-2021. Apart from the Halcrow sites, the other elements are not phased according to time period. However, for some purposes it is still useful to consider the capacity of the district over the adopted structure plan period of 1991 - 2011.
- 13.2 To do this, certain assumptions need to be made, as shown in the table below:

Source	Phasing assumption
Outstanding permissions	Assumed to be evenly completed over next five years.
Outstanding allocations	Assumed to be all complete by 2011.
Halcrow sites	Already explicitly phased.
Employment land	Assumed to be delivered between 2011 and 2016.
Education land	Assumed to be evenly spread over the period to 2016.
Garage courts, town centre allowance, flats over shops and suburban windfall	Assumed to be evenly spread over the period to 2021.

- 13.3 The net effect of these assumptions and the resulting estimate of capacity 1991 - 2011 is shown in the table below:

		Next year	Estimates		
			1991 - 2011	2001 - 2016	2001 - 2021
Completions 1991 - 2006	4105	0	4105	0	0
Completions 2001 - 2006	2923	0	2923	2923	2923
Permissions	1893	379	1893	1893	1893
Allocations	660	132	660	660	660
Halcrow sites 2006-2011	245	49	245	245	245
Halcrow sites 2011-2016	198	0	0	198	198
Halcrow sites 2016-2021	124	0	0	0	124
Employment land	100	0	0	100	100
Education land	233	23	117	233	233
Garage courts	80	5	27	53	80
Town centre allowance	123	8	41	82	123
Flats over shops	39	3	13	26	39
Suburban windfall allowance	188	13	63	125	188
Total		612	10086	6538	6806

All figures as at 31 March 2006.

- 13.4 Therefore, by comparison with the Structure Plan target of 10,400 dwellings over the period 1991 - 2011, there will be a modest shortfall of 314 dwellings. However, the 10,400 figure was based on 2,600 dwellings being completed west of Stevenage and 7,800 elsewhere in North Herts. This estimate does not take any account of west Stevenage yet and so the 10,086 dwellings is more accurately described as an overprovision of 29% more than the Structure Plan target for the rest of the district.
- 13.5 The emerging East of England Plan target is 7,800 dwellings. However, it also promotes the expansion of Stevenage into North Hertfordshire, which may account for an additional 8,000 dwellings. In order to correctly analyse what requirements for land this will involve, it is necessary to first of all deduct the Great Ashby development from the estimates, as this will count towards the Stevenage target, not the North Hertfordshire target of 7,800.

	Great Ashby	Rest of North Herts
Completions 2001-2006	959	1964
Permissions	674	1219
Other estimates	0	1990
Total	1633	5173
Residue	6367	2627

- 13.6 Therefore, it can be seen that of the 8,000 dwellings which will be coming to North Hertfordshire as Stevenage expansion, 1633 have already been accounted for at Great Ashby, leaving approximately 6,367 dwellings to find, which would principally be on greenfield land around the edge of Stevenage (which would include west Stevenage). However, the way the Panel Report on the East of England Plan is worded, the 8,000 dwellings for Stevenage in North Hertfordshire may be further reduced if additional land is found within Stevenage Borough's area - their target is 14,400 for the town and 6,400 for the Borough, with a note saying that the 6,400 should be seen as a minimum to be achieved within the Borough. This has the potential to reduce the 6,367 dwellings on greenfield sites North Hertfordshire has to contribute to allow Stevenage to grow by 14,400 dwellings.
- 13.7 In the rest of North Hertfordshire 5,173 of the 7,800 target are already accounted for. This implies we need to be looking for 2,627 dwellings on greenfield land.

ID	LOCATION	STREET	PARISH	REF_NO	CHECKED	COMMENTS	TIME	GAIN	LOSS	COMP	U	C	S	S	O	S	CAPACITY	2005 position	TYPE	AREA
394	Land rear of 48	Ashwell Street	Ashwell	02/01927/1	21/07/2006		2005-2011	2	0	0	0	0	2	2	0	0	0	Windfall	FP	0.127
395	22	High Street	Ashwell	03/00759/1	21/07/2006		2005-2011	2	0	1	1	0	0	1	0	0	0	Windfall	FP	0.008
16	Barn E West, Dixies Farm	High Street	Ashwell	04/01651/1	28/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.006
17	Quarry Hills Farm	Hinxworth Road	Ashwell	03/01034/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.191
376	Quarry Hills Farm	Hinxworth Road	Ashwell	05/01763/1	19/07/2006		2005-2011	1	1	0	0	0	0	0	0	0	0	Rural	FP	0.191
18	Loves Lane Stables	Loves Lane	Ashwell	04/01352/1	22/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.302
20	adj 3	Newnham Way	Ashwell	04/01469/1	19/04/2005	9001	2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.238
21	37	Silver Street	Ashwell	04/00901/1	22/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.005
22	105	Station Road	Ashwell	06/00072/1	19/07/2006	SS 05/00053/1	2005-2011	1	0	0	0	0	0	1	1	0	0	Permission	FP	0.231
274	r/o 67	Station Road	Ashwell	05/01914/1	19/07/2006	AOD of OP 02/01009/1 ss 05/00529/1	2005-2011	1	0	0	0	0	0	1	1	0	0	Permission	FP	0.054
26	r/o 45-47	Chiltern Road	Baldock	04/00773/1	22/04/2005	99/966 for 2	2005-2011	4	0	0	4	0	0	4	0	0	0	Permission	FP	0.054
27	52	Chilvers Bank	Baldock	04/00062/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.017
28	Darton Coachworks	Church Street	Baldock	04/01468/1	28/04/2005		2005-2011	6	0	0	6	0	0	6	0	0	0	Permission	FP	0.058
31	46a	High Street	Baldock	04/00065/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.052
356	Gate Court, 24	High Street	Baldock	05/01367/1	27/06/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	0.013
32	Land at Pepper Court	High Street	Baldock	04/00162/1	22/04/2005		2005-2011	6	0	0	6	0	0	6	0	0	0	Permission	FP	0.150
34	Pepper Court	High Street	Baldock	04/00089/1	22/04/2005		2005-2011	2	0	0	2	0	0	2	0	0	0	Permission	FP	0.150
35	Pepper Court	High Street	Baldock	04/00090/1	28/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.150
355	76	Icknield Way	Baldock	05/00840/1	27/06/2006		2005-2011	8	0	0	0	0	8	8	0	0	0	Employment	FP	0.076
37	lolanda Hair Salon, 1b	Mansfield Road	Baldock	03/01831/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.009
386	Land adjoining 2	North Road	Baldock	05/01928/1	19/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	0.031
373	Land at 38-44	Norton Road	Baldock	05/01414/1	19/07/2006		2005-2011	4	4	0	0	0	0	0	0	0	0	Windfall	FP	0.038
323	11	Park Gardens	Baldock	05/00451/1	01/07/2005		2005-2011	2	1	0	0	0	1	1	0	0	0	Permission	FP	0.013
337	The Warehouse	Park Street	Baldock	02/01061/1	29/09/2005		2005-2011	2	0	0	0	0	2	2	0	0	0	Windfall	FP	0.022
38	41	Pembroke Road	Baldock	04/02031/1	21/04/2005		2005-2011	3	1	0	0	0	2	2	0	0	0	Permission	FP	0.062
39	Land adj 18	Pinnocks Lane	Baldock	05/01363/1	20/04/2005	SS 04/01782/1	2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.020
314	Land between 10 & 19	Roman Lane	Baldock	05/00591/1	30/06/2005		2005-2011	2	0	0	0	0	2	2	0	0	0	Permission	FP	0.095
336	191 & 193	Weston Way	Baldock	05/00013/1	29/09/2005		2005-2011	18	2	0	0	0	16	16	0	0	0	Windfall	FP	0.215
302	1	Whitehorse Street	Baldock	05/00225/1	05/05/2005		2005-2011	2	0	0	0	0	2	2	0	0	0	Town Centre	FP	0.011
1	Barn at Tranters Yard	Whitehorse Street	Baldock	04/00902/1	30/06/2005		2005-2011	5	0	0	0	0	5	5	0	0	0	Permission	FP	0.098
40	Grove House, 31	Whitehorse Street	Baldock	02/00038/1	21/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.032
41	1	William Way	Baldock	02/01933/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.061
397	South Wing	Cokenach House	Barkway	05/01521/1	21/07/2006		2005-2011	2	0	0	2	0	0	2	0	0	0	Rural	FP	0.032
396	Charlies Barn, Elms Farm	High Street	Barkway	03/01042/1	21/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	0.046
330	Trident House	Royston Road	Barkway	05/00870/1	28/09/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Windfall	FP	0.075
	Shooting Lodge	Abbotsbury	Barley	06/00187/1	18/08/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	
398	1	Cambridge Road	Barley	04/00430/1	21/07/2006		2005-2011	2	1	0	2	0	-1	1	0	0	0	Windfall	FP	0.108
374	Land between Mulberry, High Street and	Greenbury Close	Barley	05/01797/1	19/07/2006		2005-2011	9	0	0	9	0	0	9	0	0	0	Windfall	FP	0.240
378	Land at September Cottage	High Street	Barley	05/01152/1	19/07/2006		2005-2011	4	0	0	0	0	4	4	0	0	0	Windfall	FP	0.204
43	Land between New Cottage and Ravello Rose	Smiths End Lane	Barley	01/01707/1	20/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.130
44	Manor House	Church Lane	Bygrave	02/01136/1	28/04/2005		2005-2011	2	1	0	0	0	1	1	0	0	0	Permission	FP	2.512
324	Manor House	Church Lane	Bygrave	05/00650/1	28/09/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Rural	FP	0.015
384	Dormer Cottage and Gable Cottage	Canonsfield Road	Codicote	05/01782/1	19/07/2006		2005-2011	3	0	0	0	0	3	3	0	0	0	Rural	FP	0.285
322	Bangala	Cowards Lane	Codicote	05/00517/1	01/07/2005		2005-2011	2	1	0	0	0	1	1	0	0	0	Permission	FP	0.191
45	Danesbury Park Caravan Site	Danesbury Park Road	Codicote	05/01680/1	19/07/2006	SS 04/01644/1	2005-2011	2	0	0	2	0	0	2	0	0	0	Permission	FP	0.036
46	Gragil Farm	Danesbury Park Road	Codicote	04/01543/1	28/04/2005	Replacement dwelling	2005-2011	1	1	0	0	0	0	0	0	0	0	Permission	FP	1.363
47	Holly Lodge, 25 Danesbury Park Road	Danesbury Park Road	Codicote	04/00675/1	22/04/2005	Replacement dwelling	2005-2011	1	1	0	0	0	0	0	0	0	0	Permission	FP	0.802
353	Old Orchard	Danesbury Park Road	Codicote	05/01068/1	27/06/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Rural	FP	0.091
48	r/o Linton	Danesbury Park Road	Codicote	05/01533/1	10/08/2006		2005-2011	2	0	0	1	1	0	1	0	0	0	Permission	FP	0.233
49	The Cottage Hambleton Farm	Danesbury Park Road	Codicote	01/00250/1	20/04/2005	Replacement dwelling	2005-2011	1	1	0	0	0	0	0	0	0	0	Permission	FP	0.036
50	The Old Water Tower	Danesbury Park Road	Codicote	04/01180/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.245
53	land at 137-143	High Street	Codicote	04/01983/1	21/07/2006	SS 04/1444/1	2005-2011	13	0	0	6	0	7	13	0	0	0	Permission	FP	0.219
329	The Kerne	Pottersheath Road	Codicote	05/00666/1	27/09/2005		2005-2011	1	1	0	0	0	0	0	0	0	0	Rural	FP	1.044
341	Fairlands,	Rabley Heath Road	Codicote	05/01061/1	26/06/2006	Replacement dwelling	2005-2011	1	1	0	0	0	0	0	0	0	0	Rural	FP	0.822
57	Codicote Innovation Centre	St Albans Road	Codicote	04/00225/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.281
58	Rystan House	The Opening	Codicote	02/01702/1	21/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.031
59	r/o 37	Tower Road	Codicote	05/01398/1	27/06/2006	Renewal permission 00/01229/1	2005-2011	2	0	0	0	0	2	2	0	0	0	Permission	FP	0.074
61	BP1	Burleigh Park	Graveley	03/01708/1	22/04/2005		2005-2011	97	0	80	17	0	0	17	0	0	0	Permission	FP	1.979
305	BP2	Burleigh Park	Graveley	04/01046/1	05/05/2005		2005-2011	144	0	0	0	0	144	144	0	0	0	Increased Cap	FP	3.201
64	BP3	Burleigh Park	Graveley	03/01739/1	22/04/2005		2005-2011	90	0	56	34	0	0	34	0	0	0	Permission	FP	2.162
62	BP4a	Burleigh Park	Graveley	04/01840/1	22/04/2005		2005-2011	78	0	28	15	0	35	50	0	0	0	Permission	FP	1.989
365	BP4b	Burleigh Park	Graveley	05/01382/1	19/07/2006		2005-2011	72	0	0	0	0	72	72	0	0	0	Permission	FP	1.355

ID	LOCATION	STREET	PARISH	REF_NO	CHECKED	COMMENTS	TIME	GAIN	LOSS	COMP	U	C	S	S	O	S	CAPACITY	2005 position	TYPE	AREA
63	BP5	Burleigh Park	Graveley	03/01694/1	22/04/2005		2005-2011	99	0	81	4	8	6	10	0	0	0	Permission	FP	2.218
63	BP5 (part)	Burleigh Park	Graveley	04/01045/1	10/08/2006		2005-2011	7	0	0	7	0	0	7	0	0	0	Permission	FP	0.140
60	BP6a	Burleigh Park	Graveley	04/01839/1	22/04/2005		2005-2011	44	0	4	20	0	20	40	0	0	0	Permission	FP	1.145
385	BP6b	Burleigh Park	Graveley	05/01838/1	19/07/2006		2005-2011	93	0	0	0	0	93	93	0	0	0	Permission	FP	2.496
65	GA13, Great Ashby	Great Ashby Way	Graveley	03/00111/1	21/04/2005		2005-2011	62	0	10	18	0	34	52	0	0	0	Permission	FP	1.295
392	Land at The Neighbourhood Centre	Great Ashby Way	Graveley	05/01929/1	19/07/2006		2005-2011	8	0	0	0	0	8	8	0	0	0	Windfall	FP	0.085
66	South of Neighbourhood Centre	Great Ashby Way	Graveley	05/00908/1	29/09/2005	SS 03/01563/1	2005-2011	26	0	0	0	0	26	26	0	0	0	Permission	FP	0.469
67	South of Neighbourhood Centre	Great Ashby Way	Graveley	03/01602/1	21/04/2005	Could also be considered allocation	2005-2011	121	0	0	0	0	121	121	0	0	0	Permission	FP	2.546
70	Tall Trees	High Street	Hinxworth	05/00425/1	30/06/2005		2005-2011	1	1	0	0	0	0	0	0	0	0	Permission	FP	0.208
71	22	Balmoral Road	Hitchin	04/00491/1	22/04/2005		2005-2011	2	1	0	0	0	1	1	0	0	0	Permission	FP	0.045
72	38-40	Bancroft	Hitchin	04/00560/1	22/04/2005		2005-2011	2	0	0	0	0	2	2	0	0	0	Permission	FP	0.014
276	48	Bancroft	Hitchin	05/00496/1	01/07/2005		2005-2011	4	0	0	4	0	0	4	0	0	0	Permission	FP	0.037
360	Land rear of 48	Bancroft	Hitchin	05/01210/1	27/06/2006		2005-2011	12	0	0	0	0	12	12	0	0	0	Town Centre	FP	0.097
73	land ro 93-98	Bancroft	Hitchin	03/00569/1	21/04/2005		2005-2011	3	0	0	3	0	0	3	0	0	0	Permission	FP	0.035
74	r/o 105	Bancroft	Hitchin	04/01780/1	22/04/2005		2005-2011	10	0	0	10	0	0	10	0	0	0	Permission	FP	0.088
75	r/o 84-85	Bancroft	Hitchin	04/00636/1	29/04/2005		2005-2011	2	0	0	2	0	0	2	0	0	0	Permission	FP	0.013
76	67	Bearton Road	Hitchin	05/00816/1	27/09/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.106
77	9-10	Bearton Road	Hitchin	01/01453/1	20/04/2005		2005-2011	9	2	0	0	0	7	7	0	0	0	Permission	FP	0.088
372	106	Bedford Road	Hitchin	05/01743/1	19/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	0.089
78	31	Bedford Road	Hitchin	03/01704/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.027
333	319	Bedford Road	Hitchin	05/00011/1	29/09/2005		2005-2011	11	1	0	0	0	10	10	0	0	0	Windfall	FP	0.211
387	Land rear of 42	Bedford Road	Hitchin	05/01925/1	19/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	0.032
371	29B	Bedford Street	Hitchin	05/01550/1	19/07/2006		2005-2011	2	1	0	0	0	1	1	0	0	0	Windfall	FP	0.065
80	r/o 24	Benslow Rise	Hitchin	04/00102/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.039
320	36	Brampton Park Road	Hitchin	05/00567/1	01/07/2005		2005-2011	2	1	0	0	0	1	1	0	0	0	Windfall	FP	0.057
210	Land rear of 8-13	Bridge Street	Hitchin	03/00300/1	27/06/2006	U01031 H05	2005-2011	6	0	0	0	0	6	6	0	0	0	Permission	FP	0.077
326	39	Bucklersbury	Hitchin	05/01609/1	19/07/2006	SS 05/00122/1	2005-2011	8	0	0	0	0	8	8	0	0	0	Town Centre	FP	0.084
278	Lipha Pharmaceuticals	Cadwell Lane	Hitchin	05/01772/1	19/07/2006	SS 03/01342/1	2005-2011	24	0	0	0	0	24	24	0	0	0	Permission	FP	0.226
306	Walsworth House	Cambridge Road	Hitchin	05/00312/1	05/05/2005		2005-2011	5	0	0	0	0	5	5	0	0	0	Windfall	FP	0.124
81	Barns at Mill Farm	Charlton Road	Hitchin	03/01511/1	21/04/2005		2005-2011	6	0	0	0	0	6	6	0	0	0	Permission	FP	0.258
82	53-55	Common Rise	Hitchin	05/00376/1	30/06/2005		2005-2011	4	2	0	0	0	2	2	0	0	0	Permission	FP	0.054
335	A&B Glassworks	Cooks Way	Hitchin	05/00516/1	29/09/2005		2005-2011	96	0	0	0	0	96	96	0	0	0	Employment	FP	0.787
303	Elmside	Elmside Walk	Hitchin	05/00138/1	05/05/2005		2005-2011	24	0	0	0	0	24	24	0	0	0	Town Centre	FP	0.828
84	Land at	Florence Street	Hitchin	05/00194/1	30/06/2005		2005-2011	4	0	0	4	0	0	4	0	0	0	Permission	FP	0.023
359	Former Murco Garage	Grove Road	Hitchin	05/01361/1	27/06/2006		2005-2011	6	0	0	0	0	6	6	0	0	0	Windfall	FP	0.089
88	r/o 94	Grove Road	Hitchin	03/00328/1	25/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.037
90	20	Highbury Road	Hitchin	05/00035/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.022
91	Caldicott Centre	Highbury Road	Hitchin	00/01057/1	25/04/2005		2005-2011	21	0	0	21	0	0	21	0	0	0	Permission	FP	0.483
409	Land at an off Highover Farm	Highover Way	Hitchin	82/01005/1	21/07/2006		2005-2011	63	0	61	0	0	2	2	0	0	0	Permission	FP	0.076
92	adj 45 Hollow Lane	Hollow Lane	Hitchin	04/01115/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.076
93	99-100	Ickleford Road	Hitchin	04/01617/1	25/05/2004		2005-2011	5	4	0	0	0	1	1	0	0	0	Permission	FP	0.032
95	Land off	Kershaws Hill	Hitchin	03/01665/1	29/04/2005		2005-2011	12	0	0	0	0	12	12	0	0	0	Permission	FP	0.313
399	Land off	Kershaws Hill	Hitchin	02/00895/1	29/04/2005		2005-2011	53	0	39	2	12	0	2	0	0	0	Permission	FP	0.973
308	7	Midland Cottages	Hitchin	05/00272/1	05/05/2005		2005-2011	2	1	0	0	0	1	1	0	0	0	Windfall	FP	0.046
389	41-87	Milestone Road	Hitchin	06/00069/1	19/07/2006	RSL	2005-2011	0	24	0	0	0	-24	-24	0	0	0	Windfall	FP	0.741
318	51 & 52	Nightingale Road	Hitchin	05/00514/1	01/07/2005		2005-2011	2	0	0	0	0	2	2	0	0	0	Permission	FP	0.021
101	Land at Starlings Bridge	Nightingale Road	Hitchin	03/01283/1	21/04/2005	HR7/30: 44 units	2005-2011	46	0	12	34	0	0	34	0	0	0	Permission	FP	0.293
102	51	Ninesprings Way	Hitchin	04/01452/1	22/04/2005		2005-2011	6	1	0	0	0	5	5	0	0	0	Permission	FP	0.143
103	National Mutual Office Car Park	Old Charlton Road	Hitchin	02/00599/1	21/04/2005		2005-2011	6	0	0	0	0	6	6	0	0	0	Permission	FP	0.080
104	Public Car Park	Old Charlton Road	Hitchin	02/00600/1	21/04/2005		2005-2011	19	0	0	19	0	0	19	0	0	0	Permission	FP	0.395
105	Land SE of Kennels Lodge	Park Street	Hitchin	03/01131/1	21/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.085
311	Land rear of Arcade Walk	Paynes Park	Hitchin	05/00421/1	30/06/2005		2005-2011	3	0	0	0	0	3	3	0	0	0	Permission	FP	0.013
380	26	Purwell Lane	Hitchin	05/01881/1	19/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	0.040
107	43	Queen Street	Hitchin	01/01092/1	20/04/2005		2005-2011	23	0	0	23	0	0	23	0	0	0	Permission	FP	0.224
109	former Cheshire Home	St Johns Road	Hitchin	04/01232/1	22/04/2005		2005-2011	24	0	0	16	0	8	24	0	0	0	Permission	FP	0.836
402	Land to the rear of 48	St Johns Road	Hitchin	06/00112/1	21/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	0.026
112	r/o Bella Vita 9	Sun Street	Hitchin	00/01504/1	20/04/2005		2005-2011	4	0	0	0	0	4	4	0	0	0	Permission	FP	0.083
283	adj. 90	Symonds Road	Hitchin	05/01183/1	28/04/2005	SS OP 04/01774/1	2005-2011	4	0	0	0	0	4	4	0	0	0	Permission	FP	0.035
400	Land Adj 2	Tennyson Avenue	Hitchin	02/01713/1	21/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	0	Windfall	FP	0.009
113	43	The Avenue	Hitchin	04/00529/1	22/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	0	Permission	FP	0.090
114	Land adj 15	The Chilterns	Hitchin	03/01286/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.064
284	r/o 26-28 Wymondley Road and adj 24	The Chilterns	Hitchin	05/00330/1	30/06/2005		2005-2011	1	0	0	0	0	1	1	0	0	0	Permission	FP	0.034

ID	LOCATION	STREET	PARISH	REF_NO	CHECKED	COMMENTS	TIME	GAIN	LOSS	COMP	U	C	S	S	O	S	CAPACITY	2005 position	TYPE	AREA
13		Tilehouse Street	Hitchin	05/01040/1	16/08/2006		2005-2011	1	0	0	0	0	0	1	1	1		Windfall	FP	
117	4	Tilehouse Street	Hitchin	03/00985/1	21/04/2005		2005-2011	1	0	0	0	0	0	1	1	0		Permission	FP	0.024
122	r/o 13	Tilehouse Street	Hitchin	05/00102/1	22/04/2005		2005-2011	1	0	0	0	0	0	1	1	0		Permission	FP	0.045
123	r/o 88	Tilehouse Street	Hitchin	02/00036/1	21/04/2005		2005-2011	1	0	0	0	0	0	1	1	0		Permission	FP	0.036
124	Thompsons Builders Yard	Tilehouse Street	Hitchin	04/00764/1	22/04/2005	1002: was for 5	2005-2011	3	0	0	3	0	0	0	3	0		Permission	FP	0.062
125	Tithe Barn	Tilehouse Street	Hitchin	03/01172/1	21/04/2005		2005-2011	1	0	0	1	0	0	1	0	0		Permission	FP	0.078
309	adj 66	Uplands Avenue	Hitchin	04/00668/1	09/05/2005		2005-2011	1	0	0	0	0	1	1	0	0		Windfall	FP	0.046
127	r/o Lewesford House	Upper Tilehouse Street	Hitchin	02/00174/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.087
403	Land at 30 & 31	Victoria Road	Hitchin	06/00139/1	21/07/2006		2005-2011	5	2	0	0	0	3	3	0	0		Windfall	FP	0.051
319	52	Walsworth Road	Hitchin	05/00594/1	01/07/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.019
352	94	Walsworth Road	Hitchin	05/01239/1	27/06/2006		2005-2011	3	0	0	3	0	0	3	0	0		Windfall	FP	0.010
131	r/o 22-25	Walsworth Road	Hitchin	04/00393/1	22/04/2005		2005-2011	11	0	0	0	0	11	11	0	0		Permission	FP	0.244
132	r/o 22-25	Walsworth Road	Hitchin	02/01229/1	25/04/2005		2005-2011	6	0	0	0	0	6	6	0	0		Permission	FP	0.244
401	1a	Water Lane	Hitchin	05/01330/1	21/07/2006		2005-2011	2	0	0	0	0	2	2	0	0		Windfall	FP	0.016
349	Land at William Ransom Site	Whinbush Road	Hitchin	05/00095/1	27/06/2006		2005-2011	169	0	0	169	0	0	169	0	0		Employment	FP	1.766
375	Land rear of 1	Whitehill Close	Hitchin	05/01758/1	19/07/2006	SS plot 2 o4/01415/1	2005-2011	1	0	0	1	0	0	1	0	0		Windfall	FP	0.142
133	r/o 1	Whitehill Close	Hitchin	04/01416/1	22/04/2005	Was new site	2005-2011	5	0	0	4	1	0	4	0	0		Permission	FP	0.365
134	4x4 Centre, Longwood	Willian Road	Hitchin	03/01481/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.202
135	Woodlands	Willian Road	Hitchin	03/01216/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.195
136	land at Woodside	Windmill Hill	Hitchin	04/01507/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.209
382	The Wratten	Wratten Road East	Hitchin	05/01820/1	19/07/2006		2005-2011	3	0	0	0	0	3	3	0	0		Windfall	FP	0.142
340	Former Petrol Station	Wratten Road West	Hitchin	05/00911/1	28/09/2005		2005-2011	7	0	0	0	0	7	7	0	0		Windfall	FP	0.096
321	117	Arlesey Road	Ickleford	05/01007/1	01/07/2005		2005-2011	1	1	0	0	0	0	0	0	0		Permission	FP	0.094
411	Tonys News, 39	Arlesey Road	Ickleford	04/01991/1	25/07/2006		2005-2011	1	0	0	0	0	1	1	0	0		Windfall	FP	0.010
137	30	Walnut Way	Ickleford	04/00149/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.016
381	Justice House	Westmill Lane	Ickleford	05/01699/1	19/07/2006		2005-2011	3	1	0	0	0	2	2	0	0		Windfall	FP	0.044
138	Land at Lower Heath Farm	Therfield Road	Kelshall	03/01146/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.117
139	Ansells End Farm Barn	Ansells End	Kimpton	04/01623/1	27/04/2005		2005-2011	1	0	0	1	0	0	1	0	0		Permission	FP	0.306
307	29	Blackmore Way	Kimpton	05/00105/1	05/05/2005	Replacement dwelling	2005-2011	1	1	0	0	0	0	0	0	0		Rural	FP	0.913
383	Land Adj 8	Hampden	Kimpton	05/01737/1	19/07/2006		2005-2011	1	0	0	0	0	1	1	0	0		Windfall	FP	0.036
141	123	High Street	Kimpton	04/01246/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.074
334	Bury Farm	High Street	Kimpton	04/01912/1	29/09/2005		2005-2011	3	0	0	0	0	3	3	0	0		Rural	FP	0.256
142	28	Kimpton Road	Kimpton	04/02042/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.183
339	Land rear of 105 - 115 High Street	Lloyd Way	Kimpton	04/01939/1	29/09/2005		2005-2011	11	0	4	7	0	0	7	0	0		Windfall	FP	0.222
325	Greeneldt Kennels	Luton Road	Kimpton	05/00586/1	26/09/2005		2005-2011	1	0	0	0	0	1	1	0	0		Rural	FP	0.093
143	1	The Drive	Kimpton	04/00344/1	29/04/2005	Replacement dwelling	2005-2011	1	1	0	0	0	0	0	0	0		Permission	FP	0.315
343	Whitehall Farm	The Drive	Kings Walden	05/01060/1	26/06/2006		2005-2011	3	0	0	0	0	3	3	0	0		Rural	FP	0.313
357	Land rear of 20/21/22	Deards Wood	Knebworth	04/00228/1	27/06/2006		2005-2011	5	0	0	0	0	5	5	0	0		Windfall	FP	0.393
145	The Lodge, Homewood	Park Lane	Knebworth	06/00211/1	20/04/2005	Replacement Dwelling ss 00/01175/1	2005-2011	1	1	0	0	0	0	0	0	0		Permission	FP	0.058
362	Land at Station Hotel	Station Approach	Knebworth	05/01520/1	27/06/2006		2005-2011	4	0	0	0	0	4	4	0	0		Windfall	FP	0.065
147	Farmer's Boy	Langley Village	Langley	03/00145/1	21/04/2005		2005-2011	1	0	0	1	0	0	1	0	0		Permission	FP	0.112
148	Barns west of farmhouse, Halls Farm	Village Street	Langley	04/00949/1	28/04/2005		2005-2011	2	0	0	0	0	2	2	0	0		Permission	FP	0.158
149	Barn at junction of Hitchwood Lane and	Whitwell Road	Langley	03/01231/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.217
410	Woodview	Langley	Langley	85/01010/1	21/07/2006		2005-2011	2	0	0	2	0	0	2	0	0		Permission	FP	0.101
310	Barns SW of Farmhouse, Normans Farm	Baldock Lane	Letchworth	05/00032/1	30/06/2005		2005-2011	3	0	0	0	0	3	3	0	0		Permission	FP	0.256
370	Former Bridger Packaging Site	Birds Hill	Letchworth	05/00307/1	19/07/2006		2005-2011	77	0	0	0	0	77	77	0	0		Employment	FP	0.328
150	Willian Bury	Church Road	Letchworth	04/01471/1	27/04/2005		2005-2011	1	0	0	1	0	0	1	0	0		Permission	FP	3.778
342	Land between 23 Common view & 4 Daisy Court	Common View	Letchworth	06/00109/1	19/07/2006	SS 05/01201/1	2005-2011	3	0	0	0	0	3	3	0	0		Windfall	FP	0.052
151	14-16	Croft Lane	Letchworth	05/01025/1	28/09/2005	renewal of permission 00/00668/1	2005-2011	2	0	0	0	0	2	2	0	0		Permission	FP	0.216
152	Paynes Farm	Croft Lane	Letchworth	01/01340/1	20/04/2005		2005-2011	2	0	0	2	0	0	2	0	0		Permission	FP	0.183
153	Land adj. 29	Eastern Way	Letchworth	04/00339/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.038
155	60-72	Leys Avenue	Letchworth	03/01862/1	22/04/2005		2005-2011	7	0	0	0	0	7	7	0	0		Permission	FP	0.127
156	61-63	Leys Avenue	Letchworth	03/01803/1	22/04/2005		2005-2011	2	0	0	0	0	2	2	0	0		Permission	FP	0.010
364	Garden Square Shopping Centre	Leys Avenue	Letchworth	04/00926/1	19/07/2006		2005-2011	30	0	0	0	0	30	30	0	0		Town Centre	FP	0.084
405	Land off	Paddock Close	Letchworth	05/01258/1	21/07/2006		2005-2011	4	0	0	0	0	4	4	0	0		Windfall	FP	0.048
390	Builders Yard Site adj 109	Pixmore Way	Letchworth	06/00108/1	19/07/2006		2005-2011	3	0	0	0	0	3	3	0	0		Windfall	FP	0.087
287	Letchworth Tennis Club	Sollershott East	Letchworth	04/02035/1	25/04/2005	SS 03/00256/1	2005-2011	34	0	2	10	0	22	32	0	0		Permission	FP	0.869
159	Land adj 20	Sollershott West	Letchworth	02/01495/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0		Permission	FP	0.244
369	50c	Station Road	Letchworth	05/01692/1	19/07/2006		2005-2011	4	0	0	0	0	4	4	0	0		Town Centre	FP	0.021
377	65B	Station Road	Letchworth	05/01808/1	19/07/2006		2005-2011	1	0	0	0	0	1	1	0	0		Town Centre	FP	0.018
404	Land at Hillcrest Caravan Park	Wilbury Hills Road	Letchworth	03/00565/1	21/07/2006		2005-2011	5	0	0	0	0	5	5	0	0		Windfall	FP	0.158
162	2 The Stables	Lilley Bottom Road	Lilley	04/01950/1	22/04/2005		2005-2011	1	0	0	1	0	0	1	0	0		Permission	FP	0.032

ID	LOCATION	STREET	PARISH	REF_NO	CHECKED	COMMENTS	TIME	GAIN	LOSS	COMP	U	C	S	S	O	S	CAPACITY	2005 position	TYPE	AREA	
163	adj Lilley House	West Street	Lilley	04/00737/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.104
164	Mill Farm	Luton Road	Offley	04/01083/1	22/04/2005		2005-2011	2	0	0	2	0	0	2	0	0	2	0	Permission	FP	0.248
317	20/21	Mangrove Green	Offley	05/00566/1	01/07/2005		2005-2011	2	1	0	0	0	1	1	0	0	1	0	Permission	FP	0.030
165	Three Chimneys	Mangrove Road	Offley	04/00141/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.382
391	Woodlands Cottage, Welbury Park	track between Icknield W	Offley	05/01913/1	19/07/2006		2005-2011	1	1	0	0	0	0	0	0	0	0	0	Rural	FP	0.222
358	Land at Elm Tree Farm	Hambridge Way	Pirton	04/01139/1	27/06/2006		2005-2011	12	0	0	0	0	12	12	0	0	12	0	Windfall	FP	0.614
167	land between 34/44	Royal Oak Lane	Pirton	03/01278/1	21/04/2005		2005-2011	3	0	2	1	0	0	1	0	0	1	0	Permission	FP	0.405
168	land at Wisbridge Farm	High Street	Reed	05/00664/1	22/04/2005	Was for 4 units	2005-2011	7	0	0	0	0	7	7	0	0	7	0	Permission	FP	0.965
345	Land adj A10 Newsells Park Stud	Newsells Park	Reed	04/01438/1	27/06/2006		2005-2011	8	0	0	0	0	8	8	0	0	8	0	Rural	FP	0.241
331	Royston Dental Surgery Ltd	29-31 High Street	Royston	05/00476/1	28/09/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Town Centre	FP	0.014
379	41	High Street	Royston	05/01848/1	19/07/2006		2005-2011	3	0	0	0	0	3	3	0	0	3	0	Town Centre	FP	0.015
171	34c	Kneesworth Street	Royston	03/01412/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.101
344	32-38	Melbourn Road	Royston	05/01129/1	27/06/2006		2005-2011	10	0	0	0	0	10	10	0	0	10	0	Windfall	FP	0.164
175	r/o 79	Melbourn Road	Royston	05/01166/1	22/04/2005	SS 04/01136/1	2005-2011	1	0	0	1	0	0	1	0	0	1	0	Permission	FP	0.127
176	adj 26	Morton Street	Royston	04/00823/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.030
368	Land at 8	Newmarket Road	Royston	05/01663/1	19/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Windfall	FP	0.109
367	Land rear of 1	Orchard Way	Royston	05/01660/1	19/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Windfall	FP	0.030
290	11	Perry Drive	Royston	05/01460/1	25/04/2005	SS OP 04/01808/1	2005-2011	6	1	-1	6	0	0	6	0	0	6	0	Permission	FP	0.138
338	Rear of 31	Prory Close	Royston	05/00888/1	29/09/2005	renewal of 00/00848/1	2005-2011	1	0	0	0	0	1	1	0	0	1	0	Windfall	FP	0.084
224	Depot off	Queens Road	Royston	05/00661/1	27/04/2005	Was site U08019	2005-2011	15	0	0	0	0	15	15	0	0	15	0	Permission	FP	0.226
179	Land off	Royse Grove	Royston	04/00459/1	22/04/2005		2005-2011	4	0	0	0	0	4	4	0	0	4	0	Permission	FP	0.682
350	9	The Green	Royston	05/01284/1	27/06/2006		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Windfall	FP	0.101
181	Unit 6 Abbots Yard	Upper King Street	Royston	02/01710/1	21/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	1	0	Permission	FP	0.007
406	Unit 7, Abbots Yard	Upper King Street	Royston	05/00625/1	21/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Town Centre	FP	0.003
312	46/46a	Upper Kings Street	Royston	05/00145/1	30/06/2005		2005-2011	5	0	0	0	0	5	5	0	0	5	0	Permission	FP	0.011
408	Carrington House, 37	Upper Kings Street	Royston	06/00149/1	21/07/2006		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Increased Cap	FP	0.116
348	Carrington House	Upper Kings Street/Princ	Royston	05/00772/1	27/06/2006		2005-2011	19	0	0	0	0	19	19	0	0	19	0	Town Centre	FP	0.116
185	r/o The White House (formerly Coed-y-Brain)	Valley Rise	Royston	04/00584/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.096
187	Hillside	Church End	Rushden	04/01718/1	22/04/2005	Replacement dwelling	2005-2011	1	1	0	0	0	0	0	0	0	0	0	Permission	FP	0.453
188	Wood End Barn	Southern Green	Rushden	04/00521/1	22/04/2005		2005-2011	1	0	0	1	0	0	1	0	0	1	0	Permission	FP	0.101
189	Beckfield Farm	Beckfield Lane	Sandon	04/00676/1	10/05/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.097
190	Barns South of Roe Green Farmhouse	Roe Green	Sandon	03/01339/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.482
388	Bury Barns Farm		Sandon	05/01430/1	19/07/2006		2005-2011	4	0	0	0	0	4	4	0	0	4	0	Rural	FP	0.577
193	The Old Bell, 61	London Road	St Ippolyts	03/00399/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.071
194	Thistley Bungalow	Preston Road	St Ippolyts	04/01524/1	22/04/2005		2005-2011	2	1	0	0	0	1	1	0	0	1	0	Permission	FP	0.883
351	Tollington	Preston Road	St Ippolyts	05/00851/1	27/06/2006	replacement Dwelling	2005-2011	1	1	0	0	0	0	0	0	0	0	0	Rural	FP	1.127
366	Cressmans Corner	Lilley Bottom Road	St Pauls Walden	05/01661/1	19/07/2006		2005-2011	4	0	0	0	0	4	4	0	0	4	0	Windfall	FP	0.262
332	land at Waterhall Farm	The Valley	St Pauls Walden	05/01139/1	28/09/2005		2005-2011	2	1	0	1	0	0	1	0	0	1	0	Rural	FP	0.015
197	land at Stagenhoe Farm	Hitchin Road	St Paul's Walden	03/01165/1	21/04/2005		2005-2011	2	0	0	2	0	0	2	0	0	2	0	Permission	FP	0.202
198	Cressmans Corner	Lilley Bottom Road	St Paul's Walden	05/01664/1	19/07/2006		2005-2011	4	0	0	0	0	4	4	0	0	4	0	Permission	FP	0.262
199	Park Farm	Mill Lane	Therfield	03/01389/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.135
347	Holly Lodge Farm House		Wallington	05/01217/1	27/06/2006	Replacement dwelling	2005-2011	1	1	0	0	0	0	0	0	0	0	0	Rural	FP	0.420
200	Land at Manor Farm	Damask Green Road	Weston	03/00381/1	10/05/2005		2005-2011	4	0	0	4	0	0	4	0	0	4	0	Permission	FP	0.168
201	Fontley	Halls Green	Weston	01/01522/1	20/04/2005	Replacement Dwelling	2005-2011	1	1	0	0	0	0	0	0	0	0	0	Permission	FP	4.984
202	adj Corner House	Hitchin Road	Weston	04/01351/1	22/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	FP	0.094
354	Land adj 3 Railway Cottages		Wymondley	05/00382/1	27/06/2006		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Windfall	FP	0.044
203	40	Kingsland Way	Ashwell	05/00530/1	21/07/2006	Phasing Changed from HCS ref H05 U09015	2005-2011	3	0	0	0	0	3	3	0	0	3	0	Permission	OP	0.454
277	Butts Close School	Bedford Road	Hitchin	03/00178/1	25/04/2005	Capacity estimated	2005-2011	10	0	0	0	0	10	10	0	0	10	0	Permission	OP	0.194
279	r/o 134-150	Grove Road	Hitchin	02/01184/1	21/04/2005		2005-2011	12	0	0	0	0	12	12	0	0	12	0	Permission	OP	0.313
280	adj 12a	Midland Cottages	Hitchin	04/01993/1	27/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	OP	0.055
282	adj. 3	Priory Way	Hitchin	03/01457/1	26/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	OP	0.133
315	land off	Walsworth Road	Hitchin	03/00959/1	01/07/2005	adj B&Q rear of 59-69 Dacre Road	2005-2008	100	0	0	0	0	100	100	0	0	100	0	Outline Permissi	OP	0.650
328	The Rectory	36 Turnpike Lane	Ickleford	05/00987/1	27/09/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Windfall	OP	0.049
285	108	High Street	Kimpton	03/00924/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	OP	0.153
346	Land rear of 68	Green Drift	Royston	05/01219/1	27/06/2006		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Windfall	OP	0.046
288	adj. 52	Heathfield	Royston	00/01317/1	20/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	OP	0.061
289	r/o 19	Mill Road	Royston	02/00264/1	21/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	OP	0.051
327	Lane End	London Road	St Ippolyts	05/00762/1	27/09/2005		2005-2011	2	1	0	0	0	1	1	0	0	1	0	Windfall	OP	0.228
291	r/o Alswick	Church Path	Wymondley	04/00714/1	29/04/2005		2005-2011	1	0	0	0	0	1	1	0	0	1	0	Permission	OP	0.112
	Total							2367	73	379	530	22	1363	1893							

ID	LOCATION	STREET	PARISH	REF_NO	CHECKED	COMMENTS	TIME	GAIN	LOSS	COMP	U_C	S_S	O_S	CAPACITY	Z004POS	TYPE	AREA
2	r/o The Bury	Bury Lane	Codicote	CR43	19/04/2005		2005-2011	8	0	0	0	0	0	8	Allo	Allo	0.359
3	r/o Fieldfares	Benslow Lane	Hitchin	HR8/2	27/04/2005		2005-2011	8	0	0	0	0	0	8	Allo	Allo	0.606
4	Post Office	Hermitage Road	Hitchin	HTC1/3	27/04/2005		2005-2011	37	0	0	0	0	0	37	Allo	Allo	0.532
5	Goods Yard	Nightingale Road	Hitchin	HS2 (HR17/42)	27/04/2005		2005-2011	163	0	0	0	0	0	163	Allo	Allo	2.508
6	39	Queen Street	Hitchin	HTC4/7	27/04/2005		2005-2011	7	0	0	0	0	0	7	Allo	Allo	0.068
7	Railway sidings	St Michael's Road	Hitchin	HR6/9	27/04/2005		2005-2011	182	0	0	0	0	0	182	Allo	Allo	2.997
8	6	Station Terrace	Hitchin	HR7/7	27/04/2005		2005-2011	20	0	0	0	0	0	20	Allo	Allo	0.085
9	97	Walsworth Road	Hitchin	HR7/11	27/04/2005		2005-2011	4	0	0	0	0	0	4	Allo	Allo	0.109
10	The Cloisters	Barrington Road	Letchworth	LR8/5	27/04/2005		2005-2011	17	0	0	0	0	0	17	Allo	Allo	1.160
11	St Michael's House, 105	Norton Way South	Letchworth	LTC4/1	27/04/2005		2005-2011	20	0	0	0	0	0	20	Allo	Allo	0.194
12	Plot B, Skills Centre	Pixmore Avenue	Letchworth	LR5/1	27/04/2005		2005-2011	130	0	0	0	0	0	130	Allo	Allo	2.231
13	Sollershott Hall	Sollershott East	Letchworth	LR9/5	27/04/2005		2005-2011	5	0	0	0	0	0	5	Allo	Allo	0.045
14	Royston FC	Garden Walk	Royston	RR7/11	27/04/2005		2005-2011	44	0	0	0	0	0	44	Allo	Allo	1.266
h	r/o Blackett Ord Court	Stamford Avenue	Royston	RR4/22	27/04/2005		2005-2011	15	0	0	0	0	0	15	Allo	Allo	0.062
	Total							660	0	0	0	0	0	660			

ID	LOCATION	STREET	PARISH	REF_NO	CHECKED	COMMENTS	TIME	GAIN	LOSS	COMP	U_C	S_S	O_S	CAPACITY	Z004POS	TYPE	AREA
204	Angell Farm & Whitby Farm	High Street	Ashwell	U09014	19/04/2005		2005-2011	11	0	0	0	0	0	11	HCS	H05	0.293
205	adj. 68	London Road	Baldock	U06021	19/04/2005		2005-2011	15	0	0	0	0	0	15	HCS	H05	0.286
206	Car Park adj. to Town House	Church End	Barley	U11004	19/04/2005		2005-2011	2	0	0	0	0	0	2	HCS	H05	0.087
207	Coach Depot and Garage adj.	Greenbury Close	Barley	U11003	19/04/2005		2005-2011	7	0	0	0	0	0	7	HCS	H05	0.175
208	Works, 135	High Street	Codicote	U13007	27/04/2005		2005-2011	3	0	0	0	0	0	3	HCS	H05	0.096
209	Between 38 & 44	Bearton Road	Hitchin	U02035	26/04/2005		2005-2011	5	0	0	0	0	0	5	HCS	H05	0.173
211	Land off	Hine Way	Hitchin	U02032	26/04/2005		2005-2011	5	0	0	0	0	0	5	HCS	H05	0.256
212	Land and garages off	Wren Close	Kimpton	U16001	27/04/2005		2005-2011	11	0	0	0	0	0	11	HCS	H05	0.360
213	r/o 121-131	Common View	Letchworth	U04019	26/04/2005		2005-2011	3	0	0	0	0	0	3	HCS	H05	0.116
214	opp 382-392	Icknield Way	Letchworth	U04022	26/04/2005		2005-2011	50	0	0	0	0	0	50	HCS	H05	1.272
215	Former Sportsman PH	Ivel Court	Letchworth	U04032	26/04/2005		2005-2011	5	0	0	0	0	0	5	HCS	H05	0.133
216	Car park and green area off	Pelican Way	Letchworth	U04008	26/04/2005		2005-2011	21	0	0	0	0	0	21	HCS	H05	0.394
217	Car park off	Radburn Way	Letchworth	U04033	26/04/2005		2005-2011	5	0	0	0	0	0	5	HCS	H05	0.126
218	Post Office Car Park (part)	The Broadway	Letchworth	U03004	26/04/2005		2005-2011	3	0	0	0	0	0	3	HCS	H05	0.076
219	r/o 14-30	High Street	Offley	U14009	27/04/2005		2005-2011	14	0	0	0	0	0	14	HCS	H05	0.347
220	r/o 21	High Street	Pirton	U19007	27/04/2005		2005-2011	4	0	0	0	0	0	4	HCS	H05	0.374
221	Agricultural supplier	Garden Walk	Royston	U08016	27/04/2005		2005-2011	56	0	0	0	0	0	56	HCS	H05	0.922
222	16-20	Green Drift	Royston	U08043	27/04/2005		2005-2011	19	0	0	0	0	0	19	HCS	H05	0.367
223	former Priory Cinema	Newmarket Road	Royston	U08023	27/04/2005		2005-2011	6	0	0	0	0	0	6	HCS	H05	0.205
	Total							245	0	0	0	0	0	245			

ID	LOCATION	STREET	PARISH	REF_NO	CHECKED	COMMENTS	TIME	GAIN	LOSS	COMP	U_C	S_S	O_S	CAPACITY	Z004POS	TYPE	AREA
225	Works r/o Garage	Clothall Road	Baldock	U06009	19/04/2005		2011-2015	10	0	0	0	0	0	10	HCS	H11	0.327
226	Clare House	High Street	Baldock	U05007	19/04/2005		2011-2015	1	0	0	0	0	0	1	HCS	H11	0.015
227	Land adj.	Greenbury Close	Barley	U11002	28/07/2005	Capacity reduced from 10 to 6 to reflect 4 dwellings built on site.	2011-2015	6	0	0	0	0	0	6	HCS	H11	0.567
228	Bevan House r/o 34	Bancroft	Hitchin	U01012	26/04/2005		2011-2015	8	0	0	0	0	0	8	HCS	H11	0.065
231	Bridge House	Bridge Street	Hitchin	U01023	26/04/2005		2011-2015	1	0	0	0	0	0	1	HCS	H11	0.013
230	28	Bridge Street	Hitchin	U01024	26/04/2005		2011-2015	2	0	0	0	0	0	2	HCS	H11	0.018
229	22	Bridge Street	Hitchin	U01025	26/04/2005		2011-2015	8	0	0	0	0	0	8	HCS	H11	0.064
232	r/o Cannon House	Queen Street	Hitchin	U01027	26/04/2005		2011-2015	3	0	0	0	0	0	3	HCS	H11	0.065
233	Ickleford Motors Garage	Arlesey Road	Ickleford	U15010	27/05/2004		2011-2015	3	0	0	0	0	0	3	HCS	H11	0.158
235	Yard adj 141	London Road	Knebworth	U17007	27/04/2005		2011-2015	2	0	0	0	0	0	2	HCS	H11	0.046
234	Builders' Yard	London Road	Knebworth	U17018	27/04/2005		2011-2015	16	0	0	0	0	0	16	HCS	H11	0.360
236	Garages off	Pelican Way	Letchworth	U04010	26/04/2005		2011-2015	3	0	0	0	0	0	3	HCS	H11	0.136
237	The Warren Car Park	London Road	Royston	U07011	27/04/2005		2011-2015	55	0	0	0	0	0	55	HCS	H11	0.657
238	Industrial estate	Lower Gower Road	Royston	U08012	27/04/2005		2011-2015	25	0	0	0	0	0	25	HCS	H11	0.531
240	adj Walnut Tree Cottage	Payne End	Sandon	U20007	27/04/2005		2011-2015	4	0	0	0	0	0	4	HCS	H11	0.087
241	adj Wooden Cottage	Payne End	Sandon	U20008	27/04/2005		2011-2015	6	0	0	0	0	0	6	HCS	H11	0.103
239	adj	Payne End	Sandon	U20006	27/04/2005		2011-2015	15	0	0	0	0	0	15	HCS	H11	0.518
242	Nine Elms (adj Windrush Barn)	Police Row	Therfield	U21001	27/04/2005		2011-2015	12	0	0	0	0	0	12	HCS	H11	0.420
243	Factory site	Maiden Street	Weston	U22008	27/04/2005		2011-2015	18	0	0	0	0	0	18	HCS	H11	1.370
	Total							198	0	0	0	0	0	198			

ID	LOCATION	STREET	PARISH	CAPACITY		Z004POS	TYPE	AREA
244	adj. Raban Court	Royston Road	Baldock	6	P	HCS	H16	0.163
245	Land off	Sale Drive	Baldock	15		HCS	H16	0.439
246	Garages r/o	Windmill Close	Barkway	8		HCS	H16	0.286
247	Churchgate Shopping Centre	Churchgate	Hitchin	38		HCS	H16	0.582
248	Part of Newstead	London Road	Hitchin	2		HCS	H16	0.131
249	Gardens backing onto	Matthew Gate	Hitchin	9		HCS	H16	0.294
250	r/o 57	Queen Street	Hitchin	1		HCS	H16	0.018
251	St Mary's Square Car Park	Queen Street	Hitchin	54		HCS	H16	0.656
252	Car park r/o 5	Sun Street	Hitchin	20		HCS	H16	0.318
253	78	Tilehouse Street	Hitchin	1		HCS	H16	0.010
255	r/o The Aspens, 46	Wymondley Road	Hitchin	10		HCS	H16	0.340
256	r/o The Aspens, 54	Wymondley Road	Hitchin	7		HCS	H16	0.231
254	r/o 18-24	Wymondley Road	Hitchin	20		HCS	H16	0.663
258	r/o 55	Arlesey Road	Ickleford	6		HCS	H16	0.187
257	adj 69	Arlesey Road	Ickleford	6		HCS	H16	0.172
259	adj 2	Gun Road	Knebworth	1		HCS	H16	0.034
260	9-11	Station Road	Knebworth	1		HCS	H16	0.031
261	adj Clarion House	Clarion Close	Offley	3		HCS	H16	0.111
262	r/o 16	Shillington Road	Pirton	1		HCS	H16	0.365
263	Land between 11 Jeffrey Close & 10	Isherwood Close	Royston	6		HCS	H16	0.071
264	Council Offices Car Park (part)	King James Way	Royston	4		HCS	H16	0.134
265	5	Kneesworth Street	Royston	1		HCS	H16	0.008
266	71-73	Kneesworth Street	Royston	3		HCS	H16	0.070
267	Land adj 20	Lindsay Close	Royston	6		HCS	H16	0.118
268	Land between 18 Jeffrey Close and 17	Milton Close	Royston	6		HCS	H16	0.074
269	Land opposite 20	Orchard Road	Royston	2		HCS	H16	0.077
270	74-76	Tannery Drift	Royston	2		HCS	H16	0.292
271	adj Tussocks	The Causeway	Therfield	5		HCS	H16	0.275
272	r/o Yew Tree House	The Green	Therfield	3		HCS	H16	0.186
273	adj Highgate	Mill Lane	Weston	1		HCS	H16	0.126
299	2021+ deduction			-124				
	Total			124				

ID	LOCATION	STREET	PARISH	REF_NO	CHECKED	COMMENT	TIME	GAIN	LOSS	COMP	U_C	S_S	O_S	CAPACITY	Z004POS	TYPE	AREA
292	Flats			Indicative	08/08/2006									39		Ind	
293	Garages			Indicative	08/08/2006									80		Ind	
294	Employment			Indicative	08/08/2006		2011-2016							100		Ind	
295	Education			Indicative	08/08/2006									233		Ind	
296	Town centre			Indicative	08/08/2006									123		Ind	
297	Suburban windfall			Indicative	08/08/2006									187.5		Ind	
298	Completions			Completion	08/08/2006									2923		Ind	
	Total													3685.5			