

6.0 Residential

Background

- 6.1 The amount of housing to be provided is often one of the most contentious aspects of land allocation documents. From previous consultations we are well aware that housing development on greenfield land is particularly disliked. However, the Council has a legal obligation to provide for the amount of housing set in the East of England Plan.
- 6.2 The need for new housing comes from a number of sources. One of the main reasons is falling household sizes. The 1951 census showed a ratio of approximately 3.4 people per house in Hertfordshire. By the 2001 census this had fallen to 2.4 people per house. (The first modern census taken in 1801 showed a ratio of 5.7 people per inhabited house in England.) As such, even in order to house the same number of people there would need to be an increase in the number of dwellings. The reasons for the falling house size are many, including greater longevity and independence into old age, smaller numbers of children per family, relationship breakdowns and a decline in the tendency for extended families to share the same home.
- 6.3 In addition to falling house sizes, there has been population growth and migration, both from the rest of the country and international. These factors are all considered by the East of England Regional Assembly (EERA) in preparing the draft East of England Plan and by the Secretary of State for Communities and Local Government in approving that plan.

How much housing land do we need to provide?

- 6.4 The current draft of the East of England Plan sets a target of 6,200 dwellings over the period 2001-2021 for the area of North Hertfordshire covered by this document (as discussed in the introduction, development adjoining Stevenage is not covered in this document).
- 6.5 This situation was analysed in preparing the Core Strategy Preferred Options paper (September 2007), which summarised the position as follows:

Completions 2001-2006	1,964
Estimate of capacity on previously developed land	3,209
Residue on greenfield land	1,027
TOTAL	6,200

- 6.6 These figures were based on data from 1 April 2006. We are now in a position to update those figures to 30 September 2007. Also, since April 2006, the Government has published Planning Policy Statement 3: Housing, which revises the way in which estimates for the delivery of new housing should be made. In particular, it introduces two new types of study:
- Strategic Housing Land Availability Assessment (SHLAA); and
 - Strategic Housing Market Assessment (SHMA).
- 6.7 North Hertfordshire District Council and Stevenage Borough Council have jointly commissioned a Strategic Housing Market Assessment from consultants David Coultie Associates. This should be available early in 2008 and will give guidance on what types of housing are needed and how the

local housing market functions. It is being prepared with the involvement of a number of stakeholders from the housing, development and property industry.

6.8 The Strategic Housing Land Availability Assessments (SHLAA) effectively supersede the Urban Capacity Studies introduced by PPG3 in 2000. The SHLAA is supposed to consider both previously developed land and (where necessary) greenfield land. Unlike the Urban Capacity Studies, SHLAAs are not supposed to make estimates of 'windfall' sites – those sites which are unknown at the time of preparing the study but which unexpectedly become available for development within the plan period. Instead, the SHLAA is a site-based review, primarily looking at what sites may have potential for housing development, assessing that potential and assessing when such sites are likely to be developed.

6.9 We are currently preparing a SHLAA (which shares much of its survey work with this document) and aim to be finalising that in consultation with housing and property industry stakeholders in parallel with the consultation on this document.

Meeting the need for housing land

6.10 As mentioned above, we are now in a position to update the figures used in preparing the Core Strategy to 30 September 2007.

Source	Net dwellings
Completions 1 April 2001 - 30 September 2007	2787
Sites with planning permission but too small to allocate (4 dwellings or fewer)	189
Sites with planning permission large enough to allocate (5 or more dwellings)	472
Sites under construction on 30 September 2007	322
TOTAL	3770
Shortfall against 6200 target	2430

6.11 These 2430 dwellings are therefore those for which sites need to be found. This document identifies sites for an estimated 4748 dwellings, of which 2007 are on greenfield sites and 2741 on previously developed land. Thus it can be seen that not all the sites identified in this document will be needed to meet the district's needs.

6.12 The sites identified in this paper are drawn from a variety of sources:

- Sites identified in the Halcrow Housing Capacity Study (2003);
- Sites being promoted by landowners which accord with the Core Strategy;
- Sites suggested by Members or officers of the Council; and
- Greenfield sites within the broad directions for growth identified in the Core Strategy.

6.13 The residential sites are presented in three sections – brownfield sites, greenfield sites and those which already have planning permission. Please note, some of the sites in other sections of this paper may also include a residential element, notably the town centre regeneration schemes in the 'Mixed use / other' section. Also, there are a number of existing employment sites where one option for the site would be its redevelopment for housing. The figures above include all such sites, but these are discussed in the

employment chapter. Also, the accommodation needs of gypsies and travellers are considered in their own chapter.

Question 14

Are you aware of any information on the sites included in this chapter which may help us determine which sites to allocate? (If so, what?)

Question 15

Are you aware of any other sites which may become available for residential development within the plan period to 2021 which accord with the emerging Core Strategy? (If so, where?)

Greenfield Residential Sites:

B/r01:	Land north of Bygrave Road, Baldock
B/r02:	Land south of Bygrave Road, Baldock
B/r03:	East of Clothall Common, Baldock
B/r04:	Land off Clothall Road, Baldock
B/r11:	Land south of Bygrave Road, Baldock
B/r12:	South of Clothall Common, Baldock
B/r23:	Land at Bygrave Road, Baldock
BK/r02:	Land at Windmill Close, Barkway
BK/r03:	Land at Windmill Close, Barkway
BK/r04:	Land off Cambridge Road, Barkway
BL/r02:	Land east of Picknage Road, Barley
H/r14:	Land at junction of Grays Lane and Crow Furlong, Hitchin
H/r24:	Land at Lucas Lane, Hitchin
H/r25:	Land at junction of Grays Lane and Lucas Lane, Hitchin
H/r30:	Land south of Oughtonhead Lane, Hitchin
H/r45:	Top Field, Fishponds Road, Hitchin
H/r47:	Land off Sycamore Close, Hitchin
K/r01:	Land north of High Street, Kimpton
K/r02:	Land off Lloyd Way, Kimpton
L/r13:	Land east of Talbot Way, Letchworth Garden City
L/r14:	Land off Talbot Way, Letchworth Garden City
L/r15 & L/r27:	Land west of Western Way, Letchworth Garden City
L/r18:	Land north of Norton School, Norton Road, Letchworth Garden City
L/r24:	Land off Radburn Way, Letchworth Garden City
L/r33:	Land north of Croft Lane, Letchworth Garden City
O/r2:	Allotment Gardens, Luton Road, Offley
RD/r1:	Land at Blacksmiths Lane, Reed
R/r01:	Ivy Farm, Baldock Road, Royston
R/r03:	Land north of Betjeman Road, Royston
R/r04:	Land north of Coombelands Road, Royston
R/r11:	Land north of Lindsay Close, Royston
R/r19:	Land east of Thackeray Close, Royston
S/r01:	Dark Lane, Sandon
S/r03:	Land north of Payne End, Sandon
Sl/r3:	Land south of Stevenage Road, St Ippolyts
WH/r1:	Land south of High Street, Whitwell
WH/r2:	Land south of High Street, Whitwell

Brownfield Residential Sites:

- A/r1: Angell Farm and Whitby Farm, High Street, Ashwell
- B/r6 & B/r14: adj. 68 London Road & Allotments r/o Clare Crescent, Baldock
- B/r7: adj. Raban Court, Royston Road, Baldock
- B/r13: former Convent of Providence, Limekiln Lane, Baldock
- B/r15: Land at Baldock Station, Station Road, Baldock
- B/r16: Rentokil, London Road, Baldock
- B/r18: Works, Station Road, Baldock
- B/r19: Beech Ridge, Woodlands Way, Baldock
- BK/r1: Garages r/o Windmill Close, Barkway
- BL/r1: Coach Depot, London Road, Barley
- H/r2: Bevan House, r/o 34 Bancroft, Hitchin
- H/r4: Between 38 & 44 Bearton Road, Hitchin
- H/r6: Land r/o Fieldfares, Benslow Lane, Hitchin
- H/r7: 22 Bridge Street, Hitchin
- H/r22: Land off Hine Way, Hitchin
- H/r26: Gardens backing onto Matthew Gate, Hitchin
- H/r28: Goods yard, Nightingale Road, Hitchin
- H/r33: Railway sidings, St Michael's Road, Hitchin
- H/r43: r/o The Aspens, 46 Wymondley Road, Hitchin
- H/r44: r/o The Aspens, 54 Wymondley Road, Hitchin
- H/r46: Former B&Q, Nightingale Road, Hitchin
- H/r48: Kwik Fit, 59 Walsworth Road, Hitchin
- H/r49: Former bus depot, Fishponds Road, Hitchin
- H/r50: John Barker Place, Hitchin
- H/r52: Land at Cooks Way, Hitchin
- I/r1: Land adjacent to 69 Arlesey Road, Ickleford
- I/r2: r/o 55 Arlesey Road, Ickleford
- K/r3: Land and garages off Wren Close, Kimpton
- L/r2: Opposite 382-392 Icknield Way, Letchworth Garden City
- L/r8: St Michael's House, Norton Way South, Letchworth Garden City
- L/r10: Skills Centre, Pixmore Avenue, Letchworth Garden City
- L/r11: Ivel Court, Radburn Way, Letchworth Garden City
- L/r16: Land at Birds Hill, Letchworth Garden City
- L/r19: Former petrol station, Pelican Way, Letchworth Garden City
- L/r20: Former Neosid, Icknield Way, Letchworth Garden City
- L/r23: Garage court off Broadwater Dale, Letchworth Garden City
- L/r25: Car dealers, Norton Way North, Letchworth Garden City
- L/r26: Garage, Station Road, Letchworth Garden City
- L/r30: Laundry, Pixmore Avenue, Letchworth Garden City
- O/r1: r/o 14-30 High Street, Offley
- R/r6: Agricultural supplier, Garden Walk, Royston
- R/r7: Royston FC, Garden Walk, Royston
- R/r8: 16-20 Green Drift, Royston
- R/r10: Land adj. 20 Lindsay Close, Royston

Brownfield cont.

R/r12:	The Warren Car Park, London Road, Royston
R/r13:	Industrial Estate, Lower Gower Road, Royston
R/r16:	Former Cinema and swimming pool, Newmarket Road, Royston
R/r18:	r/o Blakett Ord Court, Stamford Avenue, Royston
R/r21:	Heath House, Princes Mews, Royston
R/r23:	The Maltings, Green Drift, Royston
R/r26:	Rear of Banyers Hotel, off King James Way, Royston
T/r1:	Nine Elms, Police Row, Therfield
T/r2:	Land adj. Tussocks, The Causeway, Therfield

Residential sites already with planning permission

Please note these sites have not been surveyed for this document, and so are only listed here. This list does not include sites which were known to be under construction on 30 September 2007.

B/r9:	191-193 Weston Way, Baldock
B/r10:	Tranters Yard, Whitehorse Street, Baldock
H/r3:	9-10 Bearton Road, Hitchin
H/r5:	Butts Close School, Hitchin
H/r8:	Crown House, Bridge Street, Hitchin
H/r9:	r/o 8-13 Bridge Street, Hitchin
H/r11:	Walsworth House, Cambridge Road, Hitchin
H/r12:	Mill Farm, Charlton, Hitchin
H/r16:	Elmside, Elmside Walk, Hitchin
H/r17:	20-34 Grove Road, Hitchin
H/r18:	Former Murco Garage, Grove Road, Hitchin
H/r27:	41-111 Milestone Road, Hitchin
H/r29:	Office car park, Old Charlton Road, Hitchin
H/r36:	63 Walsworth Road, Hitchin
H/r37:	89 Walsworth Road, Hitchin
H/r38:	Former F.J. Warren, Walsworth Road, Hitchin
H/r40:	North Herts College, Willian Road, Hitchin
H/r41:	Former petrol station, Wratten Road West, Hitchin
KB/r1:	Land r/o 20-22 Deards Wood, Knebworth
L/r4:	60-72 Leys Avenue, Letchworth Garden City
L/r7:	121-123 Norton Way South, Letchworth Garden City
R/r2:	Ling Dynamics, Baldock Road, Royston
R/r5:	Ridgeway and 79 Field Crescent, Royston
R/r14:	32-38 Melbourn Road, Royston
R/r17:	Depot, Queens Road, Royston
R/r20:	46 – 46a Upper King Street, Royston