



# **North Hertfordshire Local Plan 2011 - 2031**

Housing and Green Belt background paper

Partial Update September 2017:  
Housing monitoring and five-year supply

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## 1 Introduction

- 1.1 This paper has been prepared as a partial update to the Housing and Green Belt Background Paper (Examination Library reference HOU1) which was submitted alongside the North Hertfordshire Local Plan (the Plan) (LP1) in June 2017.
- 1.2 That document explained how the housing strategy in the Plan had been arrived at, having regard to a number of factors and issues. It informed the overall housing strategy established in Policy SP8 of the Plan (LP1, pp.47-51), the housing site allocations set out throughout that the document and the housing trajectory set out in Figure 6 (LP1, p.223).
- 1.3 Based upon this information, and the strategy and evidence set out across LP1, HOU1 and the remainder of the evidence base, it was concluded that:
  - It was most appropriate for the plan to establish targets to deliver 15,950 homes within North Hertfordshire over the plan period 2011-2031. This consists of:
    - 14,000 homes to meet the needs of North Hertfordshire<sup>1</sup>; and
    - 1,950 homes as a contribution towards the unmet housing needs of neighbouring Luton Borough<sup>2</sup>;
  - There was the potential to deliver 16,902 homes within North Hertfordshire across the plan period<sup>3</sup>; while
  - Given the nature of the plan's strategy it was most appropriate for the housing target to be met through a combination of:
    - A phased target of 500 homes per year for the period 2011-2031 and 1,100 homes per year for the period 2021-2031; and
    - Using the *Liverpool* method for the calculation of five-year supply<sup>4</sup>. This spreads the shortfall in housing delivery to date across the remainder of the plan period. The alternate *Sedgefield* method requires any shortfall to be made up within the next five years.
- 1.4 Both HOU1 and LP1 as submitted are based upon housing monitoring data for the period to 1 April 2016.
- 1.5 All authorities are required to regularly monitor and report on key planning activity in their area:

*Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing and are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress.*

*(Planning Practice Guidance, Paragraph: 027 Reference ID: 12-027-20170728)*

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<sup>1</sup> Policy SP8(a) (p.47) of LP1 as informed by HOU1 (see, in particular, paragraphs 5.1 to 5.22, pp.26-28)

<sup>2</sup> Policy SP8(b) (p.47) of LP1 as informed by HOU1 (see, in particular, paragraphs 4.29 to 4.34 / pp. 15-16, paragraph 5.9 / p.27 and paragraphs 5.35 to 5.36 / p.30)

<sup>3</sup> Figure 6 (p.223) of LP1 as informed by HOU1 (see, in particular, Table 9, p.32)

<sup>4</sup> Paragraph 4.99 (p.50) and Figure 6 (p.223) of LP1 as informed by HOU1 (see, in particular, paragraphs 5.58 to 5.66 and Table 10, pp.33-34)

- 1.6 Detailed regulations require that this monitoring include reporting on housing completions as measured against any targets set for the area<sup>5</sup>.
- 1.7 The National Planning Policy Framework (NPPF) requires authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements<sup>6</sup>. Further advice is provided in that document and the associated practice guidance.
- 1.8 The Council has now updated its monitoring information to 1 April 2017. This includes housing completions for the 2016/17 monitoring year and an updated list of permissions at 1 April 2017.
- 1.9 This information is set out in this partial update to inform the examination of the plan.
- 1.10 An updated five-year land supply position has been calculated along with a revised housing trajectory taking into account the latest information. Where applicable, up-to-date information on the planning status of sites included in the submitted plan is set out.
- 1.11 The updated information leads to some changes in anticipated housing delivery within North Hertfordshire over the plan period to 2031.
- 1.12 However, these do not materially affect the overall analysis and conclusions set out in HOU1 and LP1 with regards the plan's housing strategy. This paper demonstrates that, taking into account the latest monitoring data, the broad principles of the plan's housing strategy in terms of targets, delivery, five-year supply and justification remain sound.
- 1.13 All planning applications referenced in this report are available to view on-line through the Council's website at <https://www.north-herts.gov.uk/home/planning>.

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<sup>5</sup> Regulation 34(3) of The Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>6</sup> Paragraph 47 of the National Planning Policy Framework

## 2 Updated housing monitoring results

- 2.1 In the year to 31<sup>st</sup> March 2017, a net total of **539** new homes were completed in the District. This brings the total number of new homes built in North Hertfordshire since the start of the plan period in April 2011 to 1,994.
- 2.2 This was higher than the number of homes projected by the trajectory in the submitted plan (413 anticipated completions (LP01, p.223)). The difference predominantly arose from faster than anticipated completions on a small number of large sites within the district.
- 2.3 Monitoring information shows that, as of the start of the new monitoring year on 1 April 2017, there were outstanding planning permissions for 1,198 new homes.
- 2.4 This figure included outline permission for up to 82 homes on land to the east of Pirton village. A reserved matters application for 78 homes was subsequently granted permission in May 2017<sup>7</sup>. This latter figure has been used for the purposes of this update to avoid over-counting.
- 2.5 The data at 1 April 2017 did not include a scheme for 70 homes at the Oddysey Health Club on the edge of Stevenage in Knebworth parish. This scheme was presented to the Council's Planning Committee in October 2016 (i.e. within the 2016/17 monitoring year) where it was resolved to grant planning permission subject to the completion of a Section 106 legal agreement. This agreement was finalised and permission granted in May 2017<sup>8</sup>. However, as the Council's intention to grant permission was known prior to 1 April 2017 and this scheme has been well publicised locally, it has been added to the supply figures.
- 2.6 Taking these alterations into account, a revised supply figure of **1,264** new homes is used for the purposes of this update.
- 2.7 The updated monitoring data to 1 April 2017 leads to a consequential change in the windfall allowances.
- 2.8 Based on analysis in the Council's Strategic Housing Land Availability Assessment (SHLAA, HOU9), the plan includes an overall windfall allowance from small sites equivalent to 40 homes per year<sup>9</sup>. The updated monitoring data means that this figure should now be revised down to 14 years worth of windfalls from 1 April 2017 to the end of the plan period. This is equivalent to 560 homes (versus 15 years / 600 homes assumed in LP1 and HOU1).
- 2.9 Based on analysis in the SHLAA, the plan includes a further windfall allowance of 500 homes from larger sites<sup>10</sup>. The SHLAA concludes that it is not considered appropriate to make any allowances for the first five-years but that this allowance is appropriate for the period after 2021.
- 2.10 Notwithstanding this point, it is considered appropriate to 'draw down' on this allowance to reflect the grant of permission on the Oddysey Health Club site (see paragraph 2.5 above). This is a prime example of the type of site / scheme that was envisaged by the SHLAA in establishing the allowance in the first

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<sup>7</sup> Planning application reference 16/02256/1

<sup>8</sup> Planning application reference 16/00813/1

<sup>9</sup> The justification for this is set out in paragraphs 3.9 to 3.15 of the SHLAA (HOU9, pp.7-8)

<sup>10</sup> The justification for this is set out in paragraphs 3.16 to 3.18 of the SHLAA (HOU9, pp.8-9)

place. The inclusion of this actual site provides greater certainty and reduces reliance on windfall for future supply. The large windfall allowance is therefore reduced by 70 homes from 500 to 430.

- 2.11 No change is made to the allowances for broad locations.
- 2.12 The resultant changes to the data used to inform the Local Plan is set out in Table 1 below.

**Table 1: Updated monitoring data compared to submitted Plan**

Potential Source	Submitted plan	2017 Update	Change
Completions	1,455	1,994	+539
Planning permissions (including adjustments)	1,237	1,264	+27
Windfall allowances	1,100	990	-110
Broad locations	550	550	0
<b>Total</b>	<b>4,342<sup>11</sup></b>	<b>4,798</b>	<b>+456</b>

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<sup>11</sup> This equates to the approximately 4,340 homes from completions and permissions achieved since 2011 and other allowances specified in Policy SP8(c)(i) (LP1, p.47)

### 3 Updated information on Local Plan sites

- 3.1 It is inevitable that the passage of time results in changes of circumstances on sites included in the plan that need to be reflected in the housing trajectory. These changes can be site-specific, or they can relate to wider factors affecting all (or a number of) sites.
- 3.2 In order to complete this update and the assumptions in the housing trajectory information relating to all sites in the submitted plan has been reviewed. Some of the key changes are described below. A site-by-site list detailed planning status and whether representations were received to the Proposed Submission (Regulation 19) consultation is contained in Appendix 1.
- 3.3 At the time of writing, there are no sites where the Council considers that any changes in circumstances mean they should no longer be allocated for development in the Plan.

#### Local Plan sites granted planning permission during 2016/17

- 3.4 Planning permission was granted on two housing sites that are allocated in the plan during 2016/17, both in Royston:
  - **Site RY2** (Land north of Newmarket Road, Royston)<sup>12</sup>; and
  - **Site RY5** (Agricultural supplier, Garden Walk, Royston)<sup>13</sup>
- 3.5 These sites are now included in the supply figures set out in Section 2 above and are therefore not repeated as allocations in the housing trajectory to avoid double-counting.
- 3.6 Outline planning permission for eight homes was granted on part of **Site LG6** (Land off Radburn Way, Letchworth Garden City) during 2016/17<sup>14</sup>. These homes are included in the supply figures in Section 2 and are deducted from the anticipated 35 new homes from this site leaving a balance of 27 homes.
- 3.7 Notwithstanding the above, it is presently considered that the entirety of these sites should remain as housing allocations within the plan unless a substantive commencement of works is recorded prior to the completion of the examination.

#### Local Plan sites granted planning permission since April 1 2017

- 3.8 Since 1 April 2017, planning permission has been granted on two further sites included in the submitted plan. These are not included in the supply figures in Section 2 but the outcomes of the relevant applications have been reflected in the updated trajectory:
  - **Site BK1** (Land off Cambridge Road, Barkway): outline permission for 12 homes granted June 2017<sup>15</sup> (submitted plan includes estimate of 13 homes);

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<sup>12</sup> Planning application reference 14/02485/1

<sup>13</sup> Planning application reference 16/01477/1. A reserved matters application for 19 homes (17/01125/1) was subsequently granted permission in August 2017.

<sup>14</sup> Planning application reference 16/01613/1

<sup>15</sup> Planning application reference 16/02237/1

- **Site LG17** (Hamonte, Letchworth Garden City): Planning permission for 71 units (gross) was granted in May 2017. This will be a net gain of 32 units (submitted plan estimate 30 homes)<sup>16</sup>.
- 3.9 Notwithstanding the above, it is presently considered that the entirety of these sites should remain as housing allocations within the plan unless a substantive commencement of works is recorded prior to the completion of the examination.

Local Plan timetable

- 3.10 The proposed submission plan (LP1) and housing background paper (HOU1) made assumptions on the timing and delivery of sites based upon the Local Development Scheme in place at the time of writing (January 2016). This had anticipated receipt of an Inspector's report by the end of 2017 and adoption of a new plan in the first quarter of 2018.
- 3.11 When resolving to submit the plan for examination in April 2017, the Council adopted a revised Local Development Scheme (OLP1). This now anticipates receipt of an Inspector's report in May 2018 with adoption following shortly after.
- 3.12 This change is particularly relevant for sites proposed to be removed from the Green Belt where the (prospective) change in their policy status is critical to the determination of planning applications.
- 3.13 As a consequence there has been a modest re-profiling of anticipated delivery. It is now considered prudent to not anticipate housing delivery from (current) Green Belt sites until the 2019/20 monitoring year at the earliest, as compared with a modest allowance for 2018/19 included in HOU1 / LP1.

Other issues

- 3.14 There are a small number of sites in the plan where there is no ongoing planning activity and representations were not received at the Proposed Submission stage. However, these sites are still considered 'developable' within the plan period. The trajectory has been amended to ensure no reliance is placed upon these sites within the first five years.
- 3.15 Conversely, some sites which were profiled for later in the plan period are now subject to ongoing planning activity (e.g. submission of a planning application, screening opinion or similar) and it is considered prudent to anticipate their delivery earlier than was previously the case.
- 3.16 Finally, it is necessary to amend the dwelling estimate for site **RY4** (Land north of Lindsay Close, Royston). At the preferred options stage, this site was included in the plan as a potential allocation for 100 homes (OLP5, p.124). At the point of drafting the proposed submission plan, an application for 39 new homes had been received and this was used to inform the dwelling estimate of 40 homes in the submitted plan (LP1, p.201).
- 3.17 However, this was an error as that planning application only covers part of the site (and has also yet to be determined). It is therefore necessary to revert to

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<sup>16</sup> Planning application reference 16/02915/1

the dwelling estimate used at Preferred Options stage to properly reflect the potential capacity of this proposed allocation.

Impact upon overall numbers

- 3.18 There are no other changes to sites resulting in alterations to the dwelling estimates in the plan. The resultant changes to the data used to update the housing trajectory is set out in Table 2 below:

**Table 2: Updated dwelling estimates for Local Plan allocations in the housing trajectory compared to submitted Plan**

Potential Source	Submitted plan	2017 Update	Change
BK1 – Land off Cambridge Road	13	12	-1
LG6 – Land off Radburn Way*	35	27	-8
LG17 – Hamonte	30	32	+2
RY2 – Land north of Newmarket Rd*	330	0	-330
RY4 – Land north of Lindsay Close	40	100	+60
RY5 – Agricultural supplier, Garden Walk*	20	0	-20
<i>All other sites [no change]</i>	<i>12,092</i>	<i>12,092</i>	<i>0</i>
<b>Total</b>	<b>12,560</b>	<b>12,263</b>	<b>-297</b>

\* Sites included (in whole or part) in supply figures in Table 1

## 4 Housing trajectory and five-year land supply

### Housing trajectory

- 4.1 Taking all these matters into account, a detailed housing trajectory setting out the currently anticipated delivery of new homes over the plan period is set out in Appendix 2. A summary graph is shown on the following page.
- 4.2 Sites and allowances totalling **17,061** homes are now identified. This represents a small increase (+1%) against the total 16,902 homes in the submitted plan and associated evidence base<sup>17</sup>. Based upon this information, the updated trajectory continues to include a modest margin for flexibility of approximately 7% against the overall targets established in the plan.
- 4.3 Given the absence of any substantive difference with the overall levels of delivery anticipated in the Plan, it is not presently considered necessary to revisit the need for individual allocations on a case-by-case basis.
- 4.4 As is the case with the submitted plan, delivery is expected to accelerate rapidly from the relatively low levels experienced at the start of the plan period and peaking in the early 2020s as the proposed strategic sites come to fruition.

### Housing target and five-year land supply

- 4.5 The submitted Plan establishes a phased target of:
  - 500 homes per year for the period 2011-2021; and
  - 1,100 homes per year for the period 2021-2031.
- 4.6 In calculating five-year supply, national policy requires an additional buffer of 5% to be added to requirements with this buffer increasing to 20% where there has been a record of persistent under delivery of housing<sup>18</sup>.
- 4.7 The submitted plan acknowledged that, as at 1 April 2016, the Council had 'persistently under delivered' against the 500 homes per year target since 2011 and a 20% buffer was applied.
- 4.8 The projected rates of the delivery in the revised housing trajectory have been tested against a range of potential buffers, targets and methods for calculating five-year supply. From this exercise, it has been concluded that the phased target and *Liverpool* approach, and the justification for this set out in the plan and HOU1, remains valid and the most appropriate approach<sup>19</sup>.
- 4.9 Completions in the most recent monitoring year were above the annual target of 500 homes. However, a precautionary approach has been taken and the five-year supply has been calculated on the assumption that a 20% buffer will be deemed most appropriate having regard to housing delivery in the District since 2011.

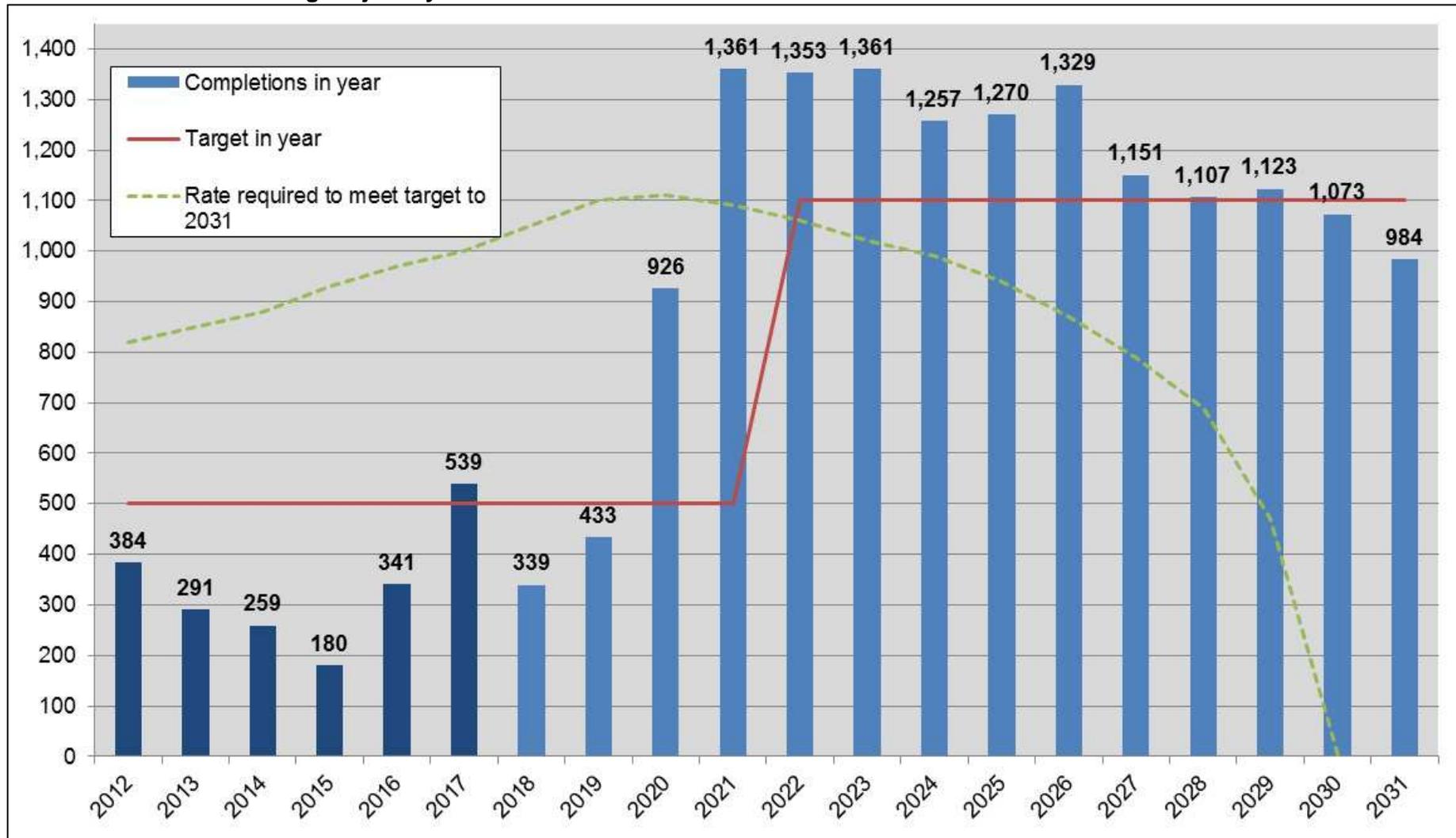
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<sup>17</sup> This difference is the sum of the changes identified in Tables 1 and 2 of this paper (i.e. 16,902 + 456 – 297 = 17,061)

<sup>18</sup> Paragraph 47 of the National Planning Policy Framework

<sup>19</sup> See LP1, paragraphs 4.97 to 4.99 (pp.49-50) and HOU1, paragraphs 5.59 to 5.63 (p.33-34)

North Hertfordshire Housing Trajectory 2011-2031



- 4.10 This leads to a total five-year housing requirement of 4,151 homes for the period 1 April 2017 – 31 March 2022. By reference to the housing trajectory in Appendix 2, a total projected delivery of 4,412 new homes is anticipated over this period.
- 4.11 This equates to a 5.3 year supply of land for housing. These workings are summarised in Table 3 below.

**Table 3: Five-year land supply at 1st April 2017**

A.	Housing target 2011-2031	15,950
B.	Completions 1 April 2011 to 31 March 2017	1,994
C.	Target 1 April 2011 to 31 March 2017	3,000
D.	Shortfall against target at 1 April 2017 (B – C)	-1,006
E.	Target 1 April 2017 to 31 March 2022	3,100
F.	Shortfall to be addressed in five-year period (Liverpool method) (-D * (5 / 14))	359
G.	Buffer to be applied	+20%
H.	Total five-year requirement (E + F) * G	4,151
I.	Projected delivery 1 April 2017 to 31 March 2022	4,412
J.	Years land supply (I / H) * 5	5.3

## **Appendices**

Appendix 1 – Planning status of proposed housing allocation sites

Appendix 2 – Housing trajectory

## Appendix 1

LP Ref	Site	Settlement	Planning status [reference no.]	Representation status [representor no(s)]
AS1	Land west of Claybush Road	Ashwell	Planning application submitted July 2016 <b>[16/01797/1]</b>	Representations submitted to Reg.19 consultation <b>[16070]</b>
BA1	North of Baldock	Baldock	EIA Scoping Opinion submitted May 2017 <b>[17/01344/1SCP]</b> Public pre-application exhibition held July 2017 Outline planning applications anticipated Autumn 2017	Representations submitted to Reg.19 consultation <b>[14046]</b>
BA2	Land off Clothall Road (Clothall parish)	Baldock	EIA Scoping Opinion submitted May 2017 <b>[17/01364/1SCP]</b> Public pre-application exhibition held July 2017. Outline planning applications anticipated Autumn 2017	Representations submitted to Reg.19 consultation <b>[14046]</b>
BA3	South of Clothall Common (Clothall parish)	Baldock	EIA Scoping Opinion submitted May 2017 <b>[17/01364/1SCP]</b> Public pre-application exhibition held July 2017. Outline planning applications anticipated Autumn 2017	Representations submitted to Reg.19 consultation <b>[14046]</b>
BA4	East of Clothall Common	Baldock	EIA Scoping Opinion submitted <b>[17/01364/1SCP]</b> Public pre-application exhibition held July 2017. Outline planning applications anticipated Autumn 2017	Representations submitted to Reg.19 consultation <b>[14046]</b>
BA5	Land off Yeomanry Drive	Baldock		<i>(NHDC-owned site)</i>
BA6	Land at Icknield Way	Baldock		
BA7	Rear of Clare Crescent	Baldock		<i>(Part NHDC-owned site)</i>
BA11	Deans Yard, South Road	Baldock		
BK1	Land off Cambridge Road	Barkway	Outline permission for 12 units granted June 2017 <b>[16/02237/1]</b>	
BK2	Land off Windmill Close	Barkway		<i>(NHDC-owned site)</i>
BK3	Land between Cambridge Road & Royston Road	Barkway		Representations submitted to Reg.19 consultation <b>[14431], [16073]</b>
CD1	Land south of Cowards Lane	Codicote	Planning application submitted June 2017 <b>[17/01464/1]</b>	Representations submitted to Reg.19 consultation <b>[9358]</b>
CD2	Codicote Garden Centre, High Street	Codicote		Representations submitted to Reg.19 consultation <b>[16123]</b>

LP Ref	Site	Settlement	Planning status [reference no.]	Representation status [representor no(s)]
CD3	Land north east of The Close	Codicote		Representations submitted to Reg.19 consultation [15155]
CD5	Land south of Heath Lane	Codicote		Representations submitted to Reg.19 consultation [9484]
EL1	Luton East (west)	Luton (adjoining)	Planning application submitted April 2017 [17/00830/1]	Representations submitted to Reg.19 consultation [14326]
EL2	Luton East (east)	Luton (adjoining)	Planning application submitted April 2017 [17/00830/1]	Representations submitted to Reg.19 consultation [14326]
EL3	Land north east of Luton	Luton (adjoining)	Planning application submitted August 2016 [16/02014/1]	Representations submitted to Reg.19 consultation [16132]
GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)	Revised planning application submitted July 2016 [16/01713/1]	Representations submitted to Reg.19 consultation [5236]
GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)		Representations submitted to Reg.19 consultation [16140]
GR1	Land at Milksey Lane (north)	Graveley		
HT1	Highover Farm, Stotfold Road	Hitchin	EIA Scoping Opinion submitted March 2017 [17/00680/1SCP] Public pre-application exhibition held June 2017.	
HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin		Representations submitted to Reg.19 consultation [16080]
HT3	Land south of Oughtonhead Lane	Hitchin		
HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin		Representations submitted to Reg.19 consultation [16072]
HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin		Representations submitted to Reg.19 consultation [14192], [14323]
HT8	Industrial area, Cooks Way	Hitchin		
HT10	Former B&Q	Hitchin		
IC1	Land off Duncots Close	Ickleford		Representations submitted to Reg.19 consultation [15156]
IC2	Burford Grange, Bedford Road	Ickleford		Representations submitted to Reg.19 consultation [14893]
IC3	Land at Bedford Road	Ickleford		Representations submitted to Reg.19 consultation [14046]

LP Ref	Site	Settlement	Planning status [reference no.]	Representation status [representor no(s)]
KB1	Land at Deards End	Knebworth		Representations submitted to Reg.19 consultation [5193]
KB2	Land at Gypsy Lane	Knebworth		Representations submitted to Reg.19 consultation [5193]
KB3	Chas Lowe, London Road	Knebworth	Planning application for C2 use submitted 2017 [17/01863/1]	
KB4	Land east of Knebworth	Knebworth		Representations submitted to Reg.19 consultation [14280]
KM3	Land north of High Street	Kimpton		Representations submitted to Reg.19 consultation [16126]
KW1	Allotments west of The Heath, Breachwood Green	King's Walden		Representations submitted to Reg.19 consultation [14192]
LG1	Letchworth North	Letchworth		Representations submitted to Reg.19 consultation [9861]
LG3	Land east of Kristiansand Way	Letchworth		Representations submitted to Reg.19 consultation [9861]
LG4	Land north of former Norton School, Norton Road	Letchworth		Representations submitted to Reg.19 consultation [9861]
LG5	Land at Birds Hill	Letchworth		Representations submitted to Reg.19 consultation [9861]
LG6	Land off Radburn Way	Letchworth	Outline permission for 8 units on part of site [16/01613/1]	Representations submitted to Reg.19 consultation [14046]; part NHDC-owned site
LG8	Pixmore Centre, Pixmore Avenue,	Letchworth		Representations submitted to Reg.19 consultation [9861]
LG9	Former Lannock School	Letchworth	Public pre-application exhibition on proposals held July 2017	Representations submitted to Reg.19 consultation [14046]
LG10	Former Norton School playing field, Croft Lane	Letchworth		Representations submitted to Reg.19 consultation [14046]
LG13	Glebe Road industrial estate	Letchworth		Representations submitted to Reg.19 consultation [9861]
LG14	Nursery, Icknield Way	Letchworth		Representations submitted to Reg.19 consultation [9861]
LG15	Garages, Icknield Way	Letchworth		Representations submitted to Reg.19 consultation [9861]
LG16	Foundation House	Letchworth		Representations submitted to Reg.19 consultation [9861]

LP Ref	Site	Settlement	Planning status [reference no.]	Representation status [representor no(s)]
LG17	Hamonte	Letchworth	Planning permission for 71 units (gross) granted May 2017 [16/02915/1].	
LG18	Former Depot, Icknield Way	Letchworth		(NHDC-owned site)
LS1	Land at Ramerick	Lower Stondon (Ickleford)	Public pre-application exhibition on proposals held June 2017	
NS1	Stevenage North	Stevenage (adjoining)		Representations submitted to Reg.19 consultation [14468]
PR1	Land east of Butchers Lane	Preston		(NHDC-owned site)
RD1	Land at Blacksmiths Lane	Reed		
RY1	Land west of Ivy Farm, Baldock	Royston	Planning application submitted February 2016 [16/00378/1]	Representations submitted to Reg.19 consultation [16163]
RY2	Land north of Newmarket Road (north)	Royston	Outline permission granted December 2016 [14/02485/1].	
RY4	Land north of Lindsay Close	Royston	Planning application submitted for part of site August 2012 [12/01903/1] Planning permission for access road approved August 2017 [17/00666/1]	Representations submitted to Reg.19 consultation [14046]
RY5	Agricultural supplier, Garden Walk	Royston	Outline planning permission granted October 2016 [16/01477/1] Reserved matters granted permission August 2017 [17/01125/1]	
RY7	Anglian Business Park, Orchard Road	Royston		Representations submitted to Reg.19 consultation [16083]
RY8	Land at Lumen Road	Royston	Planning application submitted June 2017 [17/01129/1]	
RY10	Land south of Newmarket Road	Royston	Planning application submitted February 2017 [17/00110/1]	Representations submitted to Reg.19 consultation [16152]
RY11	Land at Barkway Road	Royston		
SI1	Land south of Waterdell Lane (north)	St Ippolyts		
SI2	Land south of Stevenage Road	St Ippolyts		Representations submitted to Reg.19 consultation [15164]

LP Ref	Site	Settlement	Planning status [reference no.]	Representation status [representor no(s)]
SP2	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	Planning permission for 41 units refused permission August 2016 [15/02555/1]. Appeal lodged Revised planning application submitted December 2016 [16/03155/1]	Representations submitted to Reg.19 consultation [15243], [16084]
TH1	Police Row (east)	Therfield	Outline planning permission refused February 2016 [15/02010/1]. Appeal dismissed December 2016	
WE1	Land off Hitchin Road	Weston		(Part NHDC-owned site)
WY1	Land south of Little Wymondley	Wymondley		Representations submitted to Reg.19 consultation [530]

Appendix 2: North Hertfordshire Housing Trajectory - 1 April 2017

Plan ref	Address	Town / parish	Area (ha)	Homes	Monitoring year ending																	Total			
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		2029	2030	2031
	<b>Completions 1 April 2011 - 31 March 2017</b>	Unspecified		1994	384	291	259	180	341	539														1994	
	<b>Permissions at 1 April 2017</b>																								
RY2	Land east of Garden Walk and north of, Newmarket Road	Royston		330									50	100	100	80								330	
	North Hertfordshire College, William Road, Hitchin, SG4 0	Hitchin		85							43	42												85	
	Land Adjacent To Elm Tree Farm, Hambridge Way, Pirtor	Pirtor		78									26	26	26									78	
	Land fronting Station Road and, Royston Road, Baldock	Baldock		50								50												50	
	Garden Square Shopping Centre, Leys Avenue, Letchworth	Letchworth		45							20	18	7											45	
	Land at John Barker Place, Westmill Estate, Hitchin	Hitchin		33							15	13	5											33	
	Hitchin Cricket and Hockey Ground, Lucas Lane, Hitchin,	Hitchin		27							12	11	4											27	
	20-22 Station Road, Letchworth Garden City, SG6 3BG	Letchworth		25							11	10	4											25	
RY5	Weatherhead Mark Ltd., Garden Walk, Royston, SG8 7H	Royston		19							9	8	2											19	
	Hitchin Hospital, Talbot Street, Hitchin, SG5 2QU	Hitchin		18							8	7	3											18	
	Land East Of Cooks Way, Cambridge Road, Hitchin	Hitchin		18							8	7	3											18	
	Dorchester House, Station Parade, Letchworth Garden Ci	Letchworth		18							8	7	3											18	
	Block B, Latchmore Court, Brand Street, Hitchin, SG5 1H	Hitchin		13							6	5	2											13	
	Kingsfield, Hadrian Way, Baldock, SG7 6AN	Baldock		12							5	5	2											12	
	The Farmyard, Brickyard Lane, Reed	Reed		12							5	5	2											12	
	Minsden Elderly Persons Home, Wratten Road West, Hitc	Hitchin		11							5	4	2											11	
	The Nightingale, 89 Nightingale Road, Hitchin, SG5 1RL	Hitchin		11							5	4	2											11	
	10, Burns Road, Royston, SG8 5PT	Royston		11							5	4	2											11	
	Former Factory Site, Land on the north west side, Blackhd	Letchworth		10							10													10	
	16A The Paddock, Hitchin	St Ippolyts		7							3	3	1											7	
	Small sites (<10 unit) - Baldock	Baldock		21							9	8	4											21	
	Small sites (<10 unit) - Hitchin	Hitchin		105							47	42	16											105	
	Small sites (<10 unit) - Letchworth	Letchworth		38							17	15	6											38	
	Small sites (<10 unit) - Royston	Royston		54							24	22	8											54	
	Small sites (<10 unit) - Villages	Unspecified		143							64	57	22											143	
	<b>Known sites at 1 April 2017 with permission granted since</b>																							0	
	Odyssey Health Club	Knebworth		70								35	35											70	
	<b>Proposed local plan sites</b>																							0	
AS1	Land west of Claybush Road	Ashwell	1.7	33								16	17											33	
BA1	North of Baldock	Baldock	142.4	2500										50	100	150	275	275	275	275	275	275	275	2500	
BA2	Land off Clothall Road (Clothall parish)	Baldock	6.8	200										50	50	50	50							200	
BA3	South of Clothall Common (Clothall parish)	Baldock	13.3	200										50	50	50	50							200	
BA4	East of Clothall Common	Baldock	3.9	95										50	45									95	
BA5	Land off Yeomanry Drive	Baldock	0.7	25									25											25	
BA6	Land at Icknield Way	Baldock	0.5	26																		26		26	
BA7	Rear of Clare Crescent	Baldock	1.0	20																		20		20	
BA11	Deans Yard, South Road	Baldock	0.3	20																		20		20	
BK1	Land off Cambridge Road	Barkway	0.7	12										12										12	
BK2	Land off Windmill Close	Barkway	1.2	20										20										20	
BK3	Land between Cambridge Road & Royston Road	Barkway	7.8	140																		35	35	140	
CD1	Land south of Cowards Lane	Codicote	3.6	73										25	25	23								73	
CD2	Codicote Garden Centre, High Street (south)	Codicote	2.7	54																			24	30	54
CD3	Land north east of The Close	Codicote	2.4	48												24	24							48	
CD5	Land south of Heath Lane	Codicote	11.2	140										40	50	50								140	
GR1	Land at Milksey Lane (north)	Graveley	1.9	8																				8	
HT1	Highover Farm, Stotfold Road	Hitchin	38.9	700										50	100	100	100	100	100	100	8	50		700	
HT2	Land north of Pound Farm, London Road (St Ippolyts pari	Hitchin	3.4	84																		34	50	84	
HT3	Land south of Oughtonhead Lane	Hitchin	1.9	46																			23	23	46
HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin	0.6	16										16										16	
HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin	2.1	53												23	30							53	
HT8	Industrial area, Cooks Way	Hitchin	0.7	50																			50	50	
HT10	Former B&Q	Hitchin	0.7	60																			60	60	
IC1	Land off Duncots Close	Ickleford	0.4	9																			9	9	
IC2	Burford Grange, Bedford Road	Ickleford	2.4	40																			20	20	40
IC3	Land at Bedford Road	Ickleford	9.6	150													50	50	50					150	
KM3	Land north of High Street	Kimpton	0.7	13										13										13	
KW1	Allotments west of The Heath, Breachwood Green	King's Walden	0.8	16													16							16	
KB1	Land at Deards End	Knebworth	12.1	200													40	40	40	40	40			200	
KB2	Land at Gypsy Lane	Knebworth	15.3	184																		45	45	184	
KB3	Chas Lowe, London Road	Knebworth	0.4	14													14							14	
KB4	Land east of Knebworth	Knebworth	19.3	200										50	50	50	50							200	
LG1	Letchworth North	Letchworth	44.9	900													100	100	100	100	100	100	100	900	
LG3	Land east of Kristiansand Way	Letchworth	5.3	120										60	60									120	
LG4	Land north of former Norton School, Norton Road	Letchworth	1.9	45																				45	
LG5	Land at Birds Hill	Letchworth	1.1	86													40							86	
LG6	Land off Radburn Way	Letchworth	1.3	27										12	15									27	
LG8	Pixmore Centre, Pixmore Avenue,	Letchworth	1.0	80													40	40						80	
LG9	Former Lannock School	Letchworth	1.8	45										45										45	
LG10	Former Norton School playing field, Croft Lane	Letchworth	3.7	37																			37	37	
LG13	Glebe Road industrial estate	Letchworth	0.3	10																				10	
LG14	Nursery, Icknield Way	Letchworth	0.4	8										8										8	
LG15	Garages, Icknield Way	Letchworth	0.7	25																					

