



Five-Year Housing Land Supply Update

May 2024



**North
Herts**
Council



Our places

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1. Introduction

- 1.1 North Herts adopted its Local Plan (NHLP) on 8 November 2022.
- 1.2 Between the date of adoption and 31 October 2023, we were protected by the provision made in paragraph 75 and footnote 40 of the 2021 version of the National Planning Policy Framework (NPPF) which stated that:
- 'A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan'*
- 'For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year'.*
- 1.3 In accordance with the provisions set out in paragraphs 76 of the NPPF, published 20 December 2023:
- 'Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:*
- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.'*
- 1.4 We meet both criteria a) and b) of the 2023 version of the NPPF, and as such we do not need to identify or update our annual provision of housing land supply when dealing with applications made on or after the date of publication of this version of the framework.
- 1.5 However, for applications that were received prior to 20 December 2023, we should consider whether the supply of deliverable sites is sufficient to provide a minimum of five years' worth of housing for decision making purposes specifically relating to those applications.
- 1.6 This Five-Year Housing Supply Update sets out the Council's position on 31 March 2024 for relevant applications.

2. Five-year housing requirement

- 2.1 Our Local Plan requires us to provide sufficient land in our District between 2011 - 2031 to accommodate a minimum of 13,000¹ dwellings.
- 2.2 Our residential land availability position is monitored on an annual basis and this statement shows the position as of 31st March 2024, having been prepared in accordance with national [Planning Practice Guidance \(PPG\)](#).
- 2.3 The requirement for us to deliver 13,000 dwellings over the 20 years of the Local Plan period sets an annualised housing requirement of 650 dwellings per year.
- 2.4 Following the process as set out in Paragraph 31 of the PPG, we are required to

¹ Stepped trajectory in the [Inspectors Report](#) totals 12,990 dwellings

meet any shortfall against the housing target over the next five years; this is known as the Sedgefield Approach. However, we wished to deal with past under delivery over a longer period and made a case as part of the plan-making and examination process. The Inspector agreed with this approach during the examination, stating:

*'...the Council proposes to use the 'three-stepped approach'...in combination with applying the 'Liverpool' method, spreading the shortfall in delivery since the beginning of the Plan period across the remainder of the Plan period...I am of the firm view that it is the most appropriate in this case and should form the basis for future calculations of the district's five-year housing land supply.'*².

- 2.5 Once this figure is established (annualised housing requirement + any housing target shortfall), a buffer is applied, if appropriate, to account for the result of the most recent Housing Delivery Test (HDT).
- 2.6 Our Policy IMR1: Five Year Housing Land Supply, in the NHLP, sets out our approach to housing delivery in the District, adopting the Liverpool Approach to meet our shortfall over the rest of our Plan period, rather than simply in the next five years.

Policy IMR1: Five Year Housing Land Supply

In order to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing, we will:

- a) Deliver the total housing requirement of 13,000 net dwellings over the plan period on a stepped basis. The Council's five-year housing land supply will be measured against housing requirement targets of:
 - 350 dwellings per annum for the plan period from 2011 to 31 March 2020;
 - 500 dwellings per annum for the plan period from 1 April 2020 to 31 March 2024; and
 - 1,120 dwellings per annum for the remainder of the plan period from 1 April 2024 to 2031.
- b) Add any shortfall in housing delivery since the plan's start date, spread evenly over the remaining plan period, to the calculation of the requirement;
- c) Ensure that the supply of specific, deliverable sites included a buffer (moved forward from later in the plan period) in line with national planning policy; and
- d) Monitor housing completion and permissions on an ongoing basis to ensure the housing trajectory is based upon robust and up-to-date information and assumptions.

Stepped housing delivery

Liverpool Approach

This buffer requirement has been removed in 2023 NPPF

- 2.7 As such, the annual housing requirement that should be used for calculating our five-year housing land supply is that set out in Policy IMR1: Five Year Housing Land Supply, of our Local Plan:

- 350 dwellings per year from 2011 to 31 March 2020
- 500 dwellings per year from 1 April 2020 to 31 March 2024; and

² Paragraph 113 [Inspectors Report](#)

- 1,120 dwellings per year from 1 April 2024 to 2031.

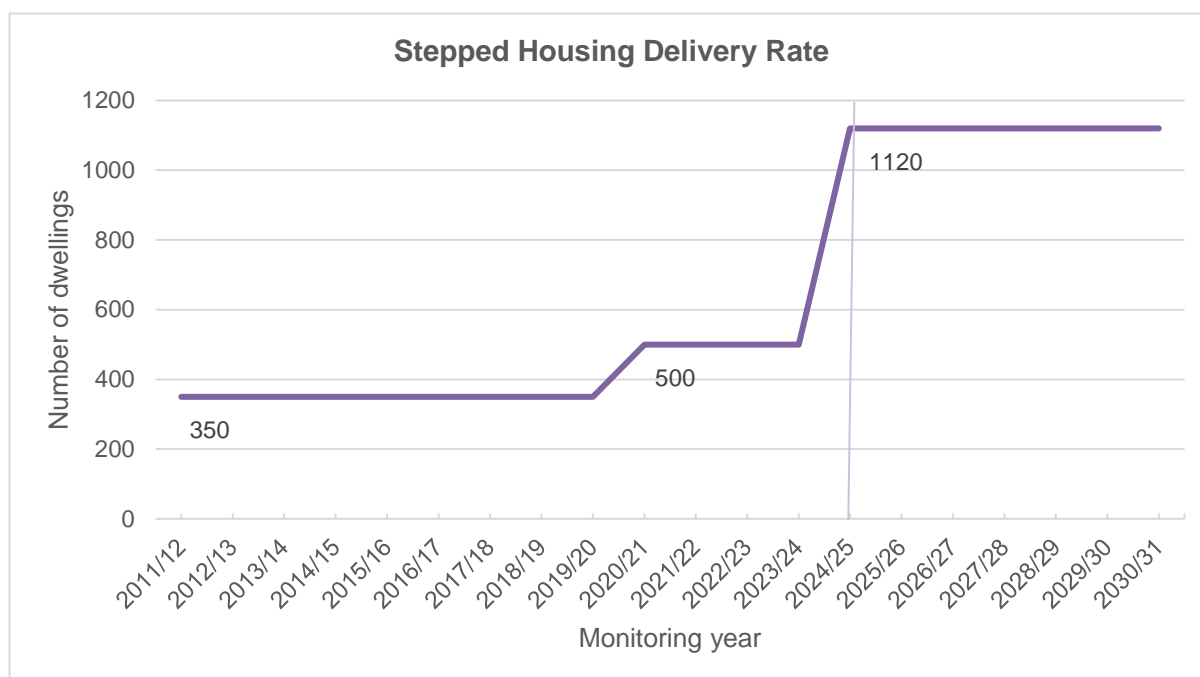


Fig 1 – Stepped housing delivery rate

Annual housing requirement figure

500

Table 1 – Annual housing requirement figure to 31 March 2024

- 2.8 Table 2 shows our cumulative total of net housing completions in the District since the start of the Plan period.
- 2.9 The PPG³ states that any shortfall in housing completions needs to be calculated from the base date of our adopted Local Plan; 1 April 2011. Table 2 shows our shortfall in housing completions since the start of our Plan period.

Monitoring year	Annual net housing completions	Annual housing completion target	Annual net housing surplus/shortfall	Cumulative net housing completions	Cumulative housing completion target	Cumulative net housing surplus/shortfall
2011/12	384	350	34	384	350	34
2012/13	291	350	-59	675	700	-25
2013/14	259	350	-91	934	1,050	-116
2014/15	180	350	-170	1,114	1,400	-286
2015/16	341	350	-9	1,455	1,750	-295
2016/17	539	350	189	1,994	2,100	-106
2017/18	282	350	-68	2,276	2,450	-174
2018/19	220	350	-130	2,496	2,800	-304
2019/20	318	350	-32	2,814	3,150	-336

³ (Paragraph: 031 Reference ID: 68-031-20190722, Revision date: 22 July 2019)

Monitoring year	Annual net housing completions	Annual housing completion target	Annual net housing surplus/shortfall	Cumulative net housing completions	Cumulative housing completion target	Cumulative net housing surplus/shortfall
2020/21	593	500	93	3,407	3,650	-243
2021/22	333	500	-167	3,740	4,150	-410
2022/23	445	500	-55	4,185	4,650	-465
2023/24	425	500	-75	4,610	5,150	-540

Table 2 – Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

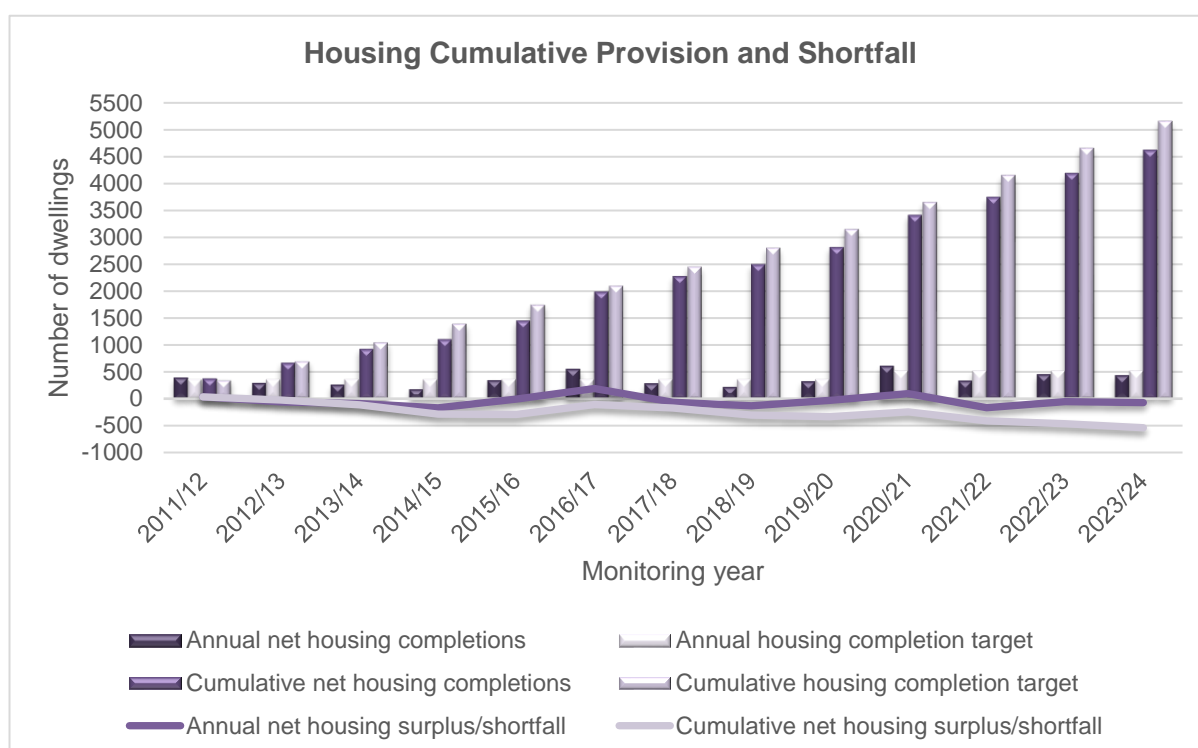


Fig 2 - Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

- 2.10 Table 2 shows that our housing completions have not surpassed the annual requirement since 2020/21; however, our housing undersupply has continued to grow since the beginning of the Plan period.
- 2.11 We are left with an undersupply of 540 dwelling as of 31 March 2024. In line with the Liverpool approach, historic undersupply should be delivered evenly by the end of our Plan period in 2031.

Annualised requirement to provide for historic undersupply of housing using the Liverpool approach (540/7)

78

Table 3 – Annualised requirement for historic undersupply of housing

- 2.12 As discussed in paragraph 77 of the NPPF, where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable

sites should include an additional buffer.

- 2.13 Based on the latest [Housing Delivery Test](#) (HDT) result in 2022, which was delayed until December 2023, North Herts scored 118% and we are, therefore, not required to include a buffer to the supply of deliverable sites.
- 2.14 The HDT is an established assessment of housing delivery over the previous three years. Results of the HDT for every Local Planning Authority (LPA) are published annually on the Governments website. Each LPA faces consequences based on the results of the HDT. The potential consequences are:
- HDT >95% = none
 - HDT <95% = Action Plan
 - HDT <85% = Action Plan + 20% buffer
 - HDT <75% = Action Plan, + 20% buffer and presumption in favour of development
- 2.15 The formula for the HDT calculation is:

$$HDT \% = \frac{\text{Total net homes delivered over three-year period}}{\text{Total number of homes required over three-year period}}$$

Our results for the last published year (2022) are shown in Table 4.

ONS code	Area name	Number of homes required			Number of homes required
		2019/20	2020/21	2021/22	
E07000099	North Hertfordshire	321 ⁴	333 ⁵	500	1,154
Number of homes delivered			Number of homes delivered	Score	Consequence
2019/20	2020/21	2021/22			
433	593	335	1,361	118%	None

Table 4 – HDT score 2022

- 2.16 The requirement for a 5% buffer in calculating the housing land supply to ensure choice and competition in the market for land in the previous NPPF (2021) has been removed in the updated version, published in December 2023 (paragraphs 76 – 78). Therefore, in line with the HDT requirements, we are not subject to any consequence in our housing supply calculations.

⁴ This figure differs from the 350-figure set out in the Local Plan - this includes the Covid-related adjustments applied by Government to the annual target figures. 2019/20 used 11/12ths of the relevant target (i.e. to take account of Covid lockdown in March 2020), $350 \times (11/12) = 321$

⁵ This figure differs from the 350-figure set out in the Local Plan - this includes the Covid-related adjustments applied by Government to the annual target figures. 2020/21 used 8/12ths of the relevant target, $500 \times (8/12) = 333$

2.17 Following the steps above, the total five-year requirement is:

Annual homes requirement from 2024	Annual shortfall (Table 3)	Total annual requirement	Total 5-year requirement
1,120 ⁶	78	1,198	5,990

Table 5 – Five-year housing requirement for North Herts, 2023/24 – 2028/29

3. Deliverable housing supply

3.1 We have identified an annual supply of specific deliverable sites, and we are guided by what is considered a ‘deliverable’ site within Annex 2: Glossary of the NPPF, which states:

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

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

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

3.2 In addition, [Planning Practice Guidance](#)⁷ gives additional detail to explain what ‘clear evidence’ should be used to demonstrate that sites can be considered deliverable:

‘As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*

⁶ From 2024/25, the annual housing requirement increases from 500 to 1,120 dwellings per year.

⁷ (Paragraph: 007 Reference ID: 68-007-20190722, Revision date: 22 July 2019)

- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large- scale infrastructure funding or other similar projects.*

Plan-makers can use the [Housing and Economic Land Availability Assessment](#) in demonstrating the deliverability of sites.'

3.3 The sites that have been identified align with the NPPF and PPG requirements for deliverable housing supply. That is that they are:

- Available now;
- Offer a suitable location for development; and
- Achievable with a realistic prospect that housing will be delivered on the site within 5 years.

3.4 We have set out which sites we consider are deliverable under part (a) of the Annex 2 definition, and those sites that should be considered under part (b) of the Annex 2 definition.

Sites that meet part A of the definition include:

- Sites under construction
- Sites with detailed planning permission
- Sites with prior notification

Sites that meet part B of the definition include:

- Sites with Outline permission/subject to S106
- Deliverable housing sites

In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years

3.5 The full list of deliverable sites is provided in Appendices A - E which splits the developments into these categories.

		Units deliverable withing 5 years
Part A	Sites under construction	530
	Sites with detailed planning	737
	Sites with Prior Notification	29

		Units deliverable withing 5 years
Part B	Sites with Outline Permission/S106	722
	Deliverable sites	2,254
Total		4,272

Table 6 – Summary of supply of deliverable housing identified 31 March 2024

- 3.6 In addition to the deliverable sites set out above, we include a figure that accounts for any potential windfall sites that may come forward over the Plan period. This figure is in line with the recommendations made in the Local Plan examination. Paragraph 95 of the Inspectors Report states that

'The...broad location in Letchworth, is identified to deliver 50 homes...I consider this to be a reasonable approach. It would allow a degree of flexibility that would, appropriately in my view, enable and encourage delivery of new homes in the town centre.'

Paragraph 98 states

'Also within the supply are 440 new houses on small windfall sites, and 257 on large windfall sites. Windfall delivery is planned for in both the first five years of the Plan from adoption and in the remaining years afterwards.'

Monitoring year	Broad Location – Letchworth	Small sites	Large sites	Total	Notes
2022/23		49	29	78	Adoption of Local Plan
2023/24		49	29	78	Numbers not included in 5yhls
2024/25		49	28	77	Numbers not included in 5yhls
2025/26		49	29	78	
2026/27	50	48	28	76	
2027/28		49	29	78	
2028/29		49	28	77	
5YHLS Total (2024/25 – 2028/29)	50	195	114	359	
2029/30		49	29	78	Numbers not included in 5yhls
2030/31		49	28	77	Numbers not included in 5yhls
Final Total	50	440	257	747	Figures align with the Inspectors Report

Table 7 – Total supply of windfall housing identified 31 March 2024

- 3.7 Our projected windfall figures coming forward are considered conservative estimations based on previous windfall delivery since the beginning of the Plan

period in 2011. This is shown in fig 3 which illustrates the number of sites classified 'windfall' through the development management process and as recorded by Hertfordshire County Council.



Fig 3 – Total gross windfall completions since the start of the Plan period

4. Conclusions

- 4.1 Our total requirement for housing delivery from 1 April 2024 – 31 March 2029 in the District is **5,990 dwellings**. This incorporates the objectively assessed housing need annual rate of 1,120 dwellings per year and the annual shortfall of 78 dwellings, totaling 1,198 dwellings per year.

Total supply of deliverable housing identified	31 March 2024
Total number of dwellings under construction	530
Total number of dwellings with detailed planning permission (including -10% for non-implementation of under ten dwellings)	737
Total number of dwellings with prior notification (including -10% for non-implementation of under ten dwellings)	29
Total number of dwellings with outline permission/S106 (including -10% for non-implementation of under ten dwellings)	722
Total number of dwellings for other 'Deliverable' sites	2,254
Total number of dwellings for windfall sites	359
Total identified supply	4,631

Table 8 – Total supply of deliverable housing identified 31 March 2024

- 4.2 Table 6 shows that the **total supply of deliverable housing identified by the Council for that five-year period is 4,631 dwellings.**
- 4.3 We discount 10% for schemes that are granted planning permission and delivering less than 10 dwellings to account for any non-implementation of these smaller schemes.
- 4.4 This means we can demonstrate a deficit of **1,359 dwellings** over the five-year period of 2024/25 – 2028/29.
- 4.5 Table 9 shows that we can demonstrate a five-year land position of **3.9 years** against our adopted housing requirement. This figure falls below the required five-year figure.

Five-year housing supply calculation		
A	Objectively assessed need (dwellings per year)	650 (average)
	a) 2011/12 – 2019/20	350 (total 3,150)
	b) 2020/21 – 2023/24	500 (total 2,000)
	c) 2024/25 – 2030/31	1,120 (total 7,840)
B	Local Plan period (years)	20
C	Adopted housing target 2011 – 2031 (A x B)	12,990
D	Completions 1 April 2011 – 31 March 2024	4,610
E	Target 1 April 2011 – 31 March 2024	5,150
F	Shortfall against target on 31 March 2024 (E – D)	-540
G	Target 1 Apr 2024 – 31 Mar 2029	5,600
H	Surplus / Shortfall to be delivered in 5yr period (F / 7 x 5)	390
I	Buffer to be applied (0% / 20%) based on 2022 HDT consequence	0%
J	Total 5yr requirement ((G - H) + I)	5,990
K	Dwellings for sites under construction	530
L	Dwellings granted permission or prior approval	766
M	Dwellings granted outline permission or subject to S106	722
N	Other dwellings considered 'deliverable'	2,254
O	Dwellings from Windfall sites	359
P	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (K + L + M + N + O)	4,631
Q	Surplus of dwellings (P – J)	-1,359
R	Total Years Housing Supply ((P / J) x 5)	3.9

Appendix A – Sites under construction

App Ref	Address	Site Total (net)	Units deliverable within five years	Notes
19/02866/RM	Land to the east of Garden Walk and north of Newmarket Road, Garden Walk, Royston	149	79	
19/01244/FP	Odyssey Health Club, Old Knebworth Lane, Knebworth, SG2 8DU	86	64	
18/02722/FP	Land south of Heath Lane, Codicote, SG4 8YL	167	62	
19/01416/HYA	Land at 25-35 John Barker Place and, 1-36 Freemans Close, Hitchin	93	46	
20/03018/FP	Land west of Royston Bypass, Royston	41	41	Care home ratio applied
19/01106/FP	Burford Grange, Bedford Road, Ickleford, SG5 3XG	47	33	
20/03070/FP	Land development site off, Station Road, Ashwell	28	24	
20/00073/FP	North Hertfordshire College, Cambridge Road, Hitchin, SG4 0JD	116	22	
20/00957/FP	20 High Street, Baldock, SG7 6AX	14	14	
19/03064/FP	Draytons Garage, High Street, Barley, SG8 8HT	10	10	
19/01448/FP	Former Wyevale Codicote Garden Centre, High Street, Codicote, SG4 8XA	66	9	
20/00667/FP	Land adjacent to 148 High Street, Kimpton	9	9	
19/02398/FP	Austin House, Queen Street, Hitchin, SG4 9TS	8	8	
22/02180/FP	9 - 15 Hitchin Street, Baldock, SG7 6AL	8	8	
21/02076/FP	Land west of Castlefield, Preston	21	7	
20/01098/FP	The Boot, 73 High Street, Baldock, SG7 6BP	5	6	
22/02037/FP	10 Melbourn Street, Royston, SG8 7BZ	6	6	

App Ref	Address	Site Total (net)	Units deliverable within five years	Notes
21/02432/FP	5 Kneesworth Street, Royston, SG8 5AA	5	5	
22/01850/PNMA	Royston Manor House Yard, Melbourn Street, Royston, SG8 7BZ	4	4	
22/02212/FP	2 Priory Close, Royston, SG8 7DU	3	4	
20/01254/FP	Bibbsworth Hall Farm, Bibbs Hall Lane, Ayot St Lawrence, SG4 8EN	3	3	
21/03043/FP	Little Orchard Nursery, Rabley Heath Road, Welwyn, AL6 9UA	3	3	
22/01410/FP	Downs Barn, Ashwell Road, Bygrave, SG7 5EE	3	3	
15/02769/1PN	8 & 12 Station Road, (first floor 6-12 Station Road), Letchworth Garden City, SG6 3AU	2	2	
18/03348/FP	Vine Cottage, Maydencroft Lane, Gosmore, SG4 7QB	2	2	
19/00687/FP	83 - 85 Whitehill Road, Hitchin, SG4 9HP	2	2	
20/01638/FP	Land to the rear of, 61 And 61A Radcliffe Road, Hitchin, SG5 1QG	2	2	
23/01232/FP	Place Farm, New Inn Road, Hinxworth, SG7 5HB	2	2	
21/03437/FP	15 Lime Avenue, Blackmore End, AL4 8LQ	1	2	
22/00450/FP	6a Bucklersbury, Hitchin, SG5 1BB	1	2	
22/00452/FP	8a Bucklersbury, Hitchin, SG5 1BB	1	2	
22/03208/FP	Oakfields Farm, Stevenage Road, Hitchin, SG4 7JX	1	2	
22/02614/FP	4 Leys Avenue, Letchworth, SG6 3EU	2	2	
23/02638/FP	Bibbsworth Hall Farm, Bibbsworth Hall Lane, Ayot St Lawrence, SG4 8EN	2	2	
85/01010/1	Hall Farm, Homefield Lane, Langley	2	2	

App Ref	Address	Site Total (net)	Units deliverable within five years	Notes
03/00381/1	Manor Farm, Damask Green Road, Weston	4	1	
08/01858/1	Carrington House, 37 Upper King Street, Royston, SG8 9AZ	1	1	
10/00715/1	121-123 Norton Way South, Letchworth, SG6 1SU	2	1	
12/00392/1	Holly Lodge, Danesbury Park Road, Welwyn, AL6 9SH	0	1	
13/01815/1	Water Tower, Priors Wood, Bibbs Hall Lane, Ayot St Lawrence	1	1	
13/02021/1	The Node Conference and Training Centre, Hitchin Road, Codicote, Hitchin, SG4 8TL	1	1	
15/00892/1	Land adjacent to Cantebury, Chapel Street, Hinxworth	1	1	
15/03230/1	Sunvale, Bedford Road, Holwell, SG5 3RX	1	1	
16/01409/1	Barn adj (40M ESE) The Rookery, Kings Walden Road, Offley	1	1	
17/01244/1	The Dial, West Lane, Pirton, SG5 3QP	0	1	
17/01634/1	1, Newnham Way, Ashwell, SG7 5PN	0	1	
17/01686/1	Hawthorn House, Cowards Lane, Codicote, Hitchin, SG4 8UN	0	1	
17/02423/1	19, Russells Slip, Hitchin, SG5 2BJ	0	1	
19/02737/FP	Drapers Farm, Rushden, SG9 0TB	1	1	
20/00851/FP	Keepers Cottage, Rustling End, Codicote, SG4 8TD	1	1	
20/01676/FP	Bradley Springs, Hitchin Road, Codicote, SG4 8TH	1	1	
20/02204/FP	Hay Farm, Police Row, Therfield, SG8 9QE	1	1	
20/02911/FP	Park Lane Reservoir and Booster Station, Park Lane, Old Knebworth, SG3 6PP	1	1	

App Ref	Address	Site Total (net)	Units deliverable within five years	Notes
21/00495/FP	31 Church Street, Baldock, SG7 5AF	-3	1	
21/00931/FP	Land adj 1 Pryor Road, Baldock, SG7 6LJ	1	1	
21/02463/FP	Ramerick Nursery, Bedford Road, Holwell, SG5 3RX	1	1	
21/02632/FP	Land adjacent to Dungarvan, Back Lane, Preston, SG4 7UJ	10	1	
21/03372/FP	Frogmore Stables, Frogmore Bottom Road, Kings Walden, SG4 8NN	-1	1	
21/03472/FP	16 Priory Way, Hitchin, SG4 9BL	0	1	
21/03516/FP	Land between 24 and 26 Cedar Crescent and, And 92 Green Drift, Royston	1	1	
22/00285/FP	The Paddocks, Pottersheath Road, Pottersheath, AL6 9SZ	0	1	
22/00399/FP	35 Burley, Letchworth Garden City, SG6 4PR	1	1	
22/00827/FP	Church Farm, West Street, Lilley, LU2 8LH	1	1	
22/01723/FP	31A Market Hill, Royston, SG8 9JT	1	1	
22/01844/S73	Land adjacent To 4 Ashwell Street, Ashwell, SG7 5QF	1	1	
22/02883/FP	Friends Green Farm, Friends Green, Damask Green Road, Weston, SG4 7BU	1	1	
22/03062/FP	28 London Road, Hitchin, SG4 7NG	0	1	
22/03295/FP	45 Barkway Road, Royston, SG8 9EB	1	1	
23/00334/FP	Barn adjacent to Church Farm, West Street, Lilley, LU2 8LH	1	1	
23/00389/FP	Monitor House, 6A Hitchin Street, Baldock, SG7 6AE	2	1	
23/02708/FP	Highfield Nurseries, Slip Lane, Old Knebworth, SG3 6QG	1	1	
Total		951	530	

Appendix B – Sites with detailed planning

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
21/00434/HYA	Land north of Pound Farm, London Road, St Ippolyts, SG4 7NE	84	84	
19/00386/RM	Land adjacent and to the east of McDonalds Restaurant, Baldock Road, Royston, SG8 9NT	279	76	203 units completed 76 units not started
19/01172/HYA	Anglian Business Park, Orchard Road, Royston, SG8 5TW	67	67	Not viable, discounted from numbers
19/02866/RM	Land to the east of Garden Walk and North of Newmarket Road, Garden Walk, Royston	149	61	79 units under construction 61 units not started
18/02722/FP	Land south of Heath Lane, Codicote, SG4 8YL	167	58	47 units completed 22 units under construction 58 units not started
20/01714/FP	Foundation House, Icknield Way, Letchworth Garden City, SG6 1GD	57	57	
22/03092/FP	Land to the east of Foxholes and Gainsford House, and on the west side of, Crow Furlong, Hitchin	47	47	
19/01448/FP	Former Wyevale Codicote Garden Centre, High Street, Codicote, SG4 8XA	66	39	18 units completed 9 units under construction 39 units not started
21/00401/FP	Land at Ivel Court, Radburn Way, Letchworth	24	24	
20/02507/FP	Land at and north of 68 London Road, Baldock, SG7 6JL	23	23	

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
19/01416/HYA	Land at 25-35 John Barker Place and, 1-36 Freemans Close, Hitchin	93	10	37 units completed 46 units under construction 10 units not started
21/02796/FP	59 - 61 Walsworth Road, Hitchin, SG4 9SX	10	10	
21/02957/FP	Land on the south west side of, Barkway Road, Royston	10	10	
22/02587/HYA	46 Kneesworth Street, Royston, SG8 5AQ	10	10	
21/02632/FP	Land adjacent to Dungarvan, Back Lane, Preston, SG4 7UJ	10	9	1 unit under construction 9 units not started
21/02624/FP	Land north of The Depot, 1A High Street, Graveley	9	9	
22/00516/FP	Land to the west of Lucas Lane and, East of Headlands, Grays Lane, Hitchin, SG5 2HR	9	9	
22/02953/FP	81 and 81A Whinbush Road, Hitchin, SG5 1PZ	8	8	
23/01029/FP	Cockernhoe Farm, Luton Road, Cockernhoe, LU2 8PY	8	8	
23/02650/FP	Land south west of and adjacent to, Lodge Court, Turnpike Lane, Ickleford	8	8	
23/01229/FP	Land to the rear and front of, 1-4, Gosmore Ley Close, Gosmore	4	4	
20/02259/FP	48-52 Leys Avenue, Letchworth Garden City	7	7	
22/00754/FP	The Foundry, Brookend Lane, St Ippolyts, SG4 7NX	7	7	
20/00073/FP	North Hertfordshire College, Cambridge Road, Hitchin, SG4 0JD	116	6	88 units completed 22 units under construction 6 units not started

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
21/02210/FP	38 - 39 Bucklersbury, Hitchin	6	6	
22/01842/FP	Barn to the west of Lordship Farmhouse, Pirton Road, Holwell	6	6	
22/02871/FP	Land on the west side of, Lower Road, Breachwood Green, SG4 8NS	6	6	
20/00865/FP	1a Kings Road, Hitchin, SG5 1RD	5	5	
23/01230/FP	Offley Stores, Luton Road, Offley, SG5 3DD	4	4	
20/03070/FP	Land development site off, Station Road, Ashwell	28	4	24 units under construction 4 units not started
22/01636/FP	Ridge Farm, Rabley Heath Road, Codicote, AL6 9UA	4	4	
22/03299/FP	Land rear of Gothic House, Oak Lane, Graveley	4	4	
23/01392/FP	Land rear of 33 High Street, Graveley, SG4 7LA	4	4	
22/01462/NMA	Preston Hill Farm, Preston Hill Farm Road, Preston, SG4 7UH	4	4	
22/01835/FP	Greenside, London Road, Langley, SG4 7PP	3	3	
23/02339/FP	33 Sun Street, Hitchin	2	2	
17/02189/1	47-49, Walsworth Road, Hitchin	4	3	1 unit completed 3 units not started
19/02388/FP	Manor Farm, Church Lane, Kelshall, SG8 9SP	3	3	
20/00598/FP	Land north of Oakleigh Farm, Codicote Road, Welwyn	3	3	
20/02109/FP	Nup End Farmhouse, Nup End, Old Knebworth, SG3 6QJ	3	3	
21/00391/FP	7-8 Portmill Lane, Hitchin, SG5 1AS	3	3	

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
21/00653/FP	Kimpton Grange, Luton Road, Kimpton, SG4 8HA	3	3	
23/01162/FP	Former 40-42 High Street, Royston, SG8 9AN	3	3	
23/02713/FP	7 Bancroft, Hitchin, SG5 1JQ	3	3	
20/02459/FP	The Red Lion Stud, London Road, Reed, SG8 9RP	2	2	
22/02493/FP	7 St Marys Rise and Land to The Rear, Breachwood Green, SG4 8PN	2	2	
23/01275/FP	Land at 1 and 2 New Bungalows, Lawrence End Road, Peters Green	1	1	
20/00364/FP	48 High Street, Royston, SG8 9AW	2	2	
20/00434/FP	22-24 High Street, Royston, SG8 9AG	2	2	
20/01677/FP	Land west of The Stirrups, Danesbury Park Road, Welwyn, AL6 9SF	2	2	
23/01942/FP	54 Church Street, Baldock, SG7 5AF	2	2	
20/02817/FP	16 - 18 Openshaw Way, Openshaw Way, Letchworth Garden City, SG6 3ER	2	2	
21/01688/FP	Land r/o of 35 Common Rise, Hitchin, SG4 0HN	2	2	
21/02650/FP	Land to the west of, 35 Ashwell Street, Ashwell, SG7 5QR	2	2	
21/02872/FP	Land at the Old Forge, 29A Park Street, Baldock, SG7 6DY	2	2	
21/02893/FP	Land adj, 33 Kimberley, Letchworth, SG6 4RA	2	2	
21/02943/FP	16 Leys Avenue, Letchworth Garden City, SG6 3EU	2	2	
21/03184/FP	Land rear of Radcliffe Arms, Walsworth Road, Hitchin	2	2	
22/02775/FP	Model Farm, Mill Lane, Hexton, SG5 3JE	2	2	
23/00137/FP	1a Hampden, Kimpton, SG4 8QH	2	2	

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
23/01630/FP	Rear of 36 Bucklersbury, Hitchin, SG5 1BG	2	2	
21/02408/FP	39 Hillfield Avenue, Hitchin, SG4 0AL	1	1	
21/03162/FP	61 Station Road, Letchworth, SG6 3BJ	1	1	
23/02153/FP	73 Spring Road, Letchworth Garden City, SG6 3SL	1	1	
23/02309/FP	Churchfields House, Hitchin Road, Codicote, SG4 8TH	1	1	
11/01972/1	Plots 1, 2, 3 & 8, Cressmans Corner, Lilley Bottom Road, Whitwell, SG4 8JP	3	1	2 units completed 1 unit not started
18/01900/FP	Creeve, The Mount, Barley, SG8 8JH	2	1	1 unit completed 1 unit not started
18/03348/FP	Vine Cottage, Maydencroft Lane, Gosmore, SG4 7QB	2	1	1 unit demolished 2 units under construction 1 unit not started
23/00389/FP	Monitor House, 6A Hitchin Street, Baldock, SG7 6AE	2	1	1 unit under construction 1 unit not started
12/02325/1	Ramridge Farm, Luton Road, Kimpton, Hitchin, SG4 8HB	2	1	1 unit completed 1 unit not started
21/00810/FP	Sunvale, Bedford Road, Holwell, SG5 3RX	1	1	
19/01700/FP	Land rear of, 9 High Street, Barkway, SG8 8EA	1	1	
23/01488/FP	Langham, Church Lane, Barkway, SG8 8EJ	1	1	
20/00409/FP	1 The Crescent, St Ippolyts, SG4 7RE	1	1	
23/00532/FP	Land adjoining 3 Priory Way, Hitchin	1	1	

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
20/01437/FP	Land and Stables at, Milksey Lane, Graveley, SG4 7LA	1	1	
20/01539/FP	Barn adjacent Dower House, Hitchin Road, Preston	1	1	
20/01742/FP	Barn to the west of, Bedford Road, Holwell	1	1	
20/01905/FP	Orchard Barn, Hexton Road, Lilley, LU2 8NA	1	1	
20/02382/FP	Land adj, 1 Stake Piece Road, Royston, SG8 9DN	1	1	
20/02956/FP	Land R/O, 44 High Street, Barkway, SG8 8EE	1	1	
21/00381/FP	Land adj, 3 Truemans Road, Hitchin, SG5 2TA	1	1	
21/00457/FP	19 St Katherines Close, Ickleford, SG5 3XS	1	1	
21/00799/FP	Land adj Gladstone Villas, Brickyard Lane, Reed, Reed	1	1	
21/00991/FP	15 Shillington Road, Pirton, SG5 3QJ	1	1	
21/01273/FP	Pirton Hall, Shillington Road, Pirton, SG5 3HB	1	1	
21/01321/FP	46 High Street, Royston, SG8 9AW	1	1	
21/01745/FP	Meadow View, Love Lane, Ashwell, SG7 5HZ	1	1	
21/01876/FP	Land adj, Glebe House, Chequers Lane, Preston, SG4 7TY	1	1	
21/02233/FP	27 Bedford Road, Ickleford, SG5 3XH	1	1	
21/02292/FP	The Battery, Manor Farm, Caldecote Road, Newnham, SG7 5LA	1	1	
21/02383/FP	1 Priory Lane, Little Wymondley, SG4 7HE	1	1	
21/02708/FP	Land to the south east of Bury Farm House, Bury Lane, Codicote, SG4 8XX	1	1	
21/02832/FP	Hobbs Close Garage, London Road, St Ippolyts, SG4 7NJ	1	1	

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
21/03191/FP	The Water Tower, Danesbury Park Road, Welwyn	1	1	
21/03458/FP	Land adjacent to High Beeches, Mill Lane, Therfield, SG8 9PR	1	1	
21/03527/FP	Land rear and adjacent to, 60 Ashwell Road, Bygrave	1	1	
22/00146/FP	Glebe Lodge, Pirton Road, Holwell, SG5 3SS	1	1	
22/00172/FP	Land adj, Glencoe Villa, Snailswell Lane, Ickleford, SG5 3TS	1	1	
22/00217/FP	Dunroamin, Ramerick Nursery, Bedford Road, Holwell, SG5 3RX	1	1	
22/00433/FP	Land adj, 1 Royse Grove, Royston, SG8 9EP	1	1	
22/00850/FP	Land between 5 Norton Road and, 1 West Avenue, Baldock, SG7 5AX	1	1	
22/01173/FP	131 London Road, Knebworth, SG3 6EX	1	1	
22/01839/FP	Land adj, 11 Station Road, Baldock, SG7 5BU	1	1	
22/01840/FP	The Sycamores, 43 Kneesworth Street, Royston, SG8 5AB	1	1	
22/01891/FP	Proposed Barn at Church Wood, Three Houses Lane, Codicote, Codicote	1	1	
22/02064/FP	Land to the south of, West Lane, Offley	1	1	
22/02765/FP	Land adj, 21 St Katherines Close, Ickleford, SG5 3XS	1	1	
22/03179/FP	The Studio, 29F Nightingale Road, Hitchin, SG5 1QU	1	1	
22/03253/FP	Toyldfor, Heathfield Road, Hitchin, SG5 1SY	1	1	
22/03300/FP	Land east of Maple House, St James Court, Therfield	1	1	
22/03301/FP	Water Tower Offley Hoo Farm, Hoo Lane, Offley	1	1	
23/00060/FP	Roe Green Barn, Roe Green, Sandon, SG9 0QE	1	1	

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
23/00094/FP	Tallents Research Farm, Kimpton Bottom, Kimpton, SG4 8EU	1	1	
23/00564/FP	Land between 5 And 9 Pirton Road, Hitchin	1	1	
23/00718/FP	Land to the east of 5 Ashwell Street, Ashwell, SG7 5QF	1	1	
23/00734/FP	Land to the rear of Lane House, Ley Green, Kings Walden, SG4 8LJ	1	1	
23/01345/FP	Glendale, 2 Waterloo Lane, Holwell, SG5 3ST	1	1	
23/01389/FP	201 Whitehill Road, Hitchin, SG4 9HY	1	1	
23/01807/FP	Coker Cottage, Ashwell Road, Newnham, SG7 5JX	1	1	
23/01988/FP	67 High Street, Whitwell, SG4 8AH	1	1	
23/02000/FP	158 High Street, Codicote, SG4 8UB	1	1	
23/02234/FP	Land adjacent to Wymondley Bury Lodge, St Marys Church Road, Little Wymondley, SG4 7JN	1	1	
23/02549/FP	Land to the rear of 61-69, High Street, Kimpton, SG4 8PU	1	1	
23/02562/FP	Lagonda Stud, Pottersheath Road, Pottersheath, AL6 9SU	1	1	
23/02851/FP	Red Brick Cottage, The Street, Kelshall, SG8 9SQ	1	1	
24/00140/FP	Old Maltings Cottage, 3A Green Drift, Royston, SG8 5DB	1	1	
19/00528/RM	Heath Farm, Pottersheath Road, Pottersheath, AL6 9ST	1	1	
23/01574/RM	Land adjacent To 9 North End, Kelshall, SG8 9SD	1	1	
20/02789/NMA	The Three Horseshoes, Willian Road, Willian, SG6 2AE	1	1	
23/02860/RM	Land adjoining Libre View, Bell Lane, Nuthampstead	1	1	

App Ref	Address	Total units with detailed planning permission	Units deliverable within five years	Notes
23/00485/FP	52 Church Street, Baldock, SG7 5AF	0	-1	
23/01233/LDCP	20 Mangrove Green, Cockernhoe, LU2 8QE	-1	1	
Subtotal		1,481	762	
Take 10% off units under ten dwellings for non-implementation			25	
Total			737	

Appendix C – Sites with Prior Notification

App Ref	Address	Site Total (net)	Units deliverable within five years	
21/00023/PNQ	Manor Farm, Church Lane, Graveley, SG4 7BN	5	5	
21/02673/PNQ	West Lane Farm, West Lane, Pirton, SG5 3QP	4	4	
22/02888/PNQ	Slip End Farm, Royston Road, Slip End, SG7 6SG	4	4	
23/02338/PNQ	Kirby Manor Farm, Northfield Farm, Ashwell, SG7 5JQ	4	4	
20/02144/PNO	61 Leys Avenue, Letchworth, SG6 3EF	2	2	
21/02291/PNO	19 Leys Avenue, Letchworth, SG6 3EB	2	2	
23/02504/PNMA	Regal House, 54a and 55 a Bancroft, Hitchin, SG5 1LL	2	2	
20/01532/PNQ	Paddock Barn, Codicote Road, Whitwell	1	1	
20/02143/PNQ	Barn at Langley End and to the west of, Bathgate House, Hill End Farm, Hill End Farm Lane, Langley	1	1	
20/03009/PNQ	Lane End Lodge, Pottersheath Road, Pottersheath, AL6 9ST	1	1	
21/01325/PNO	46 High Street, Royston, SG8 9AW	1	1	
22/00547/PNQ	Marshfield Barn, New Inn Road, Hinxworth, SG7 5HB	1	1	
22/01140/PNQ	The Carriers, Green End, Sandon, SG9 0RQ	1	1	
22/01246/PNQ	Lane End Lodge, Pottersheath Road, Pottersheath	1	1	
22/02889/PNQ	Slip End Farm, Royston Road, Slip End, SG7 6SG	1	1	
22/03168/PNQ	Farrowby Farm, New Inn Road, Hinxworth, SG7 5EY	1	1	
23/01910/PNQ	Highwood, Hitchwood Lane, Preston, SG4 7RY	1	1	

Subtotal	33	33
Take 10% off units under ten dwellings for non-implementation		4
Total		29

Appendix D – Sites with Outline Permission/S106

App Ref	Address	Site Total (net)	Units deliverable within five years	Notes
17/01464/1	Land adjacent to Oaklea and, South of Cowards Lane, Codicote, SG4 8UN	83	83	
17/01955/1	Ickleford Mill, Arleseey Road, Ickleford	71	71	
23/00549/OP	Bell Farm Industrial Park, Bell Lane, Nuthampstead, SG8 8ND	9	9	
18/03315/OP	Land rear of The Croft, Stevenage Road, Little Wymondley	2	2	
20/02520/PIP	Land south of Holwell Road, Holwell, SG5 3SG	5	5	
21/00019/PIP	Winch Hill House, Winch Hill Road, Luton, LU2 8PB	2	2	
21/02112/OP	Daisy Barn, Treacle Lane, Rushden, SG9 0SL	1	1	
18/01154/OP (HT1)	Land north of Highover Farm, Stotfold Road	700	250	Subject to S106
23/00563/FP (HT3)	Land south of Oughtonhead Lane	43	43	Subject to S106
21/00504/OP (LG3)	Land east of Kristiansand Way	120	120	Subject to S106
18/02913/OP (LG4)	Land north of former Norton School, Norton Road	45	45	Subject to S106
22/01464/OP (LG10)	Former Norton School playing field, Croft Lane	42	42	Subject to S106
20/02412/FP (SI1)	Land between 53 and 81 and Land rear of 7 – 52 Waterdell Lane, St Ippolyts	52	52	Subject to S106
		1,175	725	
Take 10% off units under ten dwellings for non-implementation			3	
Total			722	

Appendix E – Deliverable sites

Site Allocation Ref	Address	Site Total (net)	Total	Notes
	The Exchange, Queen Street, Hitchin	29	29	BFR site – Unilateral Undertaking awaiting completion
BR39	Land south Of 1A Lower Gower Road Royston	16	16	BFR site
BA1 (Policy SP14)	North of Baldock	3000	300	PPA Outline application for all three sites within 12 months
BA3				
BA10				
BA2	Land south-west of Clothall Road	200	140	PPA Outline application within 12 months
EL1 (Policy SP19)	Luton East (west)	1050	130	PPA Amendments to current application and determination within 12 months
EL2 (Policy SP19)	Luton East (east)	350	50	PPA Amendments to current application and determination within 12 months
EL3 (Policy SP19)	Land north east of Luton	700	60	PPA Amendments to current application and determination within 12 months
NS1 (Policy SP16)	Stevenage North	900	100	PPA Live application and determination within 12 months

Site Allocation Ref	Address	Site Total (net)	Total	Notes
GA2 Policy SP18)	Land off Mendip Way, Great Ashby	600	250	PPA Leading to submission of application
LG1 (Policy SP15)	Letchworth North	900	200	Masterplanning discussions ongoing
BA4	East of Clothall Common	50	50	Landowner actively pursuing delivery of the scheme
BA5	Land off Yeomanry Drive	23	23	Outline application is currently being considered
CD3	Land north east of The Close	42	42	Outline application is currently being considered
GA1	Stevenage North East (Roundwood)	360	195	PPA Expecting resubmission
KM3	Land north of High Street	15	15	Discussions ongoing
KB1	Land at Deards End	200	70	Masterplanning discussions ongoing
KB2	Land at Gipsy Lane	184	70	Masterplanning discussions ongoing
KB4	Land east of Knebworth	230	150	Outline application is currently being considered
RY10	Land south of Newmarket Road	300	150	PPA Live application and determination within 12 months
SI2	Land south of Stevenage Road	14	14	Full application is currently being considered

Site Allocation Ref	Address	Site Total (net)	Total	Notes
TH1	Police Row (east)	10	10	Full application is currently being considered
WE1	Land off Hitchin Road	40	40	In the ownership of North Herts
WY1	Land south of Little Wymondley	300	150	Live application
Total		9,513	2,254	