

Matter 4 – The Housing Strategy : the supply of land for housing		
Action	Date on which Action Completed	Examination Doc Reference No.
<p>NHDC to:</p> <ul style="list-style-type: none"> propose modification to provide spatial expression of 'broad location' in Letchworth Town Centre on the policies map 	<p>31.05.2018</p> <p>MM381</p>	
<ul style="list-style-type: none"> liaise with Letchworth Garden City Heritage Foundation and provide greater detail as to LGCHF's intentions with regard to development in the Town Centre 	<p>Enclosed as Appendix M4-1</p>	ED140
<ul style="list-style-type: none"> consider amendment to supporting text to Policy SP8 to explain the identification of 50 dwellings in the Town Centre as a 'broad location' 	<p>MM037</p>	
<p>NHDC to provide pack of information to Inspector to assist with site visits. Pack to include OS plans and road intersections to supplement information on the proposals maps</p>	<p>1.12.2017</p>	
<p>NHDC to:</p> <ul style="list-style-type: none"> reconsider Policy SP8(e) and supporting text as a main modification, specifically the disentangling of the safeguarded land from the dwellings to be brought forward on that land and to bring reference to safeguarded land into line with paragraph 85 NPPF 	<p>MM035</p> <p>MM042 and MM043</p>	
<ul style="list-style-type: none"> update ED3 to take account of consequential amendments to supply figures 	<p>Enclosed as Appendix M4-2</p>	ED140
<p>NHDC to:</p> <ul style="list-style-type: none"> provide paper justifying small windfall sites including providing compelling evidence for the first five years consider evidence in relation to historic completions on small windfall sites and specifically the extent to which those completions involved development on residential gardens provide view on definition of windfall sites and previously developed land (including reference to 	<p>Enclosed as Appendix M4-2</p>	ED140

Matter 4 – The Housing Strategy : the supply of land for housing		
Action	Date on which Action Completed	Examination Doc Reference No.
<p><i>Dartford BC in the Court of Appeal</i></p> <ul style="list-style-type: none"> • suggest any consequential amendments to small site windfall allowances 		
NHDC to provide paper justifying large site windfall allowances including compelling evidence for the first five years	Enclosed as Appendix M4-2	ED140
NHDC to provide short written note regarding its position in respect of the buffer and the flexibility of the Plan following the hearing sessions	Enclosed as Appendix M4-2	ED140
NHDC to provide calculation as to how 20% figure has been arrived at in Policy SP8(d) re. previously developed land	22.01.2018 Enclosed as Appendix M4-3	ED78
NHDC to provide tables setting out position if: <ul style="list-style-type: none"> • Sedgfield is applied with no stepped approach • Liverpool is applied with no stepped approach • Sedgfield is applied with stepped approach 	22.11.2017 Enclosed as Appendix M4-4	ED42
NHDC to put forward policy with accompanying table that explains parameters relied on to calculate five year supply and clearly expresses: <ul style="list-style-type: none"> • OAN • housing requirement • how shortfall in delivery since 2011 will be addressed (Liverpool) • the stepped delivery approach • the application of the 20% buffer • The sources of housing land supply in five year supply including windfall sites 	31.05.2018 MM372 and MM373	

Appendix M4-1

ED140 : Liaison with Letchworth Garden City Heritage Foundation re. town centre broad location

**North Hertfordshire District Council Local Plan Examination
Note to Inspector**

Letchworth Town Centre Broad Location

1. Following the Matter 4 hearing session, the Council was asked to liaise with Letchworth Garden City Heritage Foundation (LGCHF) and provide greater detail as to LGCHF's intentions with regard to development in the Town Centre.
2. That correspondence is attached as Appendix A to this note.

Appendix A

-----Original Message-----

From: David Ames [mailto:David.Ames@letchworth.com]

Sent: 22 February 2018 12:20

To: Simon Meecham

Cc: Mark Coles; Graham Fisher

Subject: Re: Retail

Dear Simon

Thank you for your email.

The broad location for growth at 50 units can indeed be based on the town centre. If you wish this can also make reference to the allocated sites as well, using the boundaries in the plan I previously sent to you, as the Arena and Gernon Road sites will include housing. If the Wynd comes forward this is likely to follow later, but will most likely include a housing component.

In addition there will be smaller developments throughout the town centre, for example we will be shortly submitting a planning application for flat conversions at the bottom of Station Road and we would expect similar schemes to come forward during the Plan period.

I hope this helps

Many thanks

David

ED140 - MATTER 4

On 22 Feb 2018, at 12:05, Simon Meecham <Simon.Meecham@north-herts.gov.uk<mailto:Simon.Meecham@north-herts.gov.uk>> wrote:

Hi David,

During Matter 4 PINS asked us to consider relating the '50' homes broad location to the town centre boundary.

I have drafted the following to go in to the allocations section and asked Nigel if he wants to amend SP8.

1. The schemes will be main town centre uses led. Consequently, no specific housing allocation is identified and any residential units here will contribute towards the windfall and other allowances identified in Policy SP8, c of this Plan. The projected additional 50 homes in the housing trajectory for Letchworth Garden City are expected to be completed within the broad location defined as the Town Centre Boundary on the Policies Map.

Are you happy with these words? I may need to do a simple SoCG given the wording on the homework actions.

Thanks,

Simon Meecham
Planning Policy
01462 474533
North Herts District Council,
Town Lodge, Gernon Road,
Letchworth,
Hertfordshire,
SG6 3HN

Appendix M4-2

ED140 : Windfall allowances and other housing matters

Note to Inspector

Windfall allowances and other housing matters

1. The Inspector has requested that North Hertfordshire District Council (NHDC) provide further information to the Examination regarding the Local Plan's approach to housing windfall allowances and other housing matters.
2. Following the hearing session for Matter 4 (the supply of land for housing), the following actions have been specified:
 - NHDC to:
 - provide view of definition of windfall sites and previously developed land (including reference to *Dartford BC* in the Court of Appeal) [dealt with in this paper as Action 1];
 - consider evidence in relation to historic completions on small windfall sites and specifically the extent to which those completions involved development on residential gardens;
 - provide paper justifying small windfall sites including providing compelling evidence for the first five years; and
 - suggest any consequential amendments to small site windfall allowance [dealt with collectively as Action 2].
 - NHDC to provide paper justifying large site windfall allowances including compelling evidence for the first five years [Action 3].
 - NHDC to provide short written note regarding its position in respect of the buffer and the flexibility of the Plan following the hearing sessions [Action 5].
 - NHDC to update ED3 [Partial update on housing monitoring and five-year supply] to take account of consequential amendments to supply figures [Action 4].
3. These actions are listed in the Council's Table of Examination Actions (Examination Document ED53 (pp.4-5)).

Context for actions

4. Annex 2 of the National Planning Policy Framework (NPPF) defines windfall development as:

“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

5. In relation to housing delivery, paragraph 48 of the NPPF states that:

“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”

6. Through the examination hearings, the Inspector has confirmed that the assessment of the Plan’s five-year supply will be taken from a base date of 1 April 2017. The five-year supply period therefore covers the period 1 April 2017 to 31 March 2022. Any windfalls within this period will need to be supported by ‘compelling evidence’ as set out above.

7. In relation to housing and economic land availability assessments, Planning Practice Guidance states that:

“A windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework.

Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework)”¹.

8. The submitted plan sets an overall housing requirement for the District over the plan period of 15,950 homes. This consists of 14,000 new homes for North Hertfordshire’s own needs and a further 1,950 homes as a contribution towards unmet needs for housing arising in Luton (LP1, Policy SP8(a) and (b), p.47).

9. The Plan identifies that this housing requirement will be delivered, in part, through the delivery of:

“4,340 homes from completions, permissions achieved since 2011 and other allowances” (LP1, Policy SP8(c)(i), p.47).

10. The supporting text identifies that:

“These allowances include windfalls (those sites which will continue to come forward for development outside of the local plan process)” (LP1, paragraph 4.89, p.48)

11. The justification for the windfall allowances is set out in Paragraphs 16 to 26 of the Council’s Matter 4 statement. Following the update of housing monitoring information to

¹ Planning Practice Guidance, How should a windfall allowance be determined in relation to housing?, Paragraph: 24
Reference ID: 3-24-20140306, <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

ED140 : MATTER 4

a 1 April 2017 base (as set out in Examination Document ED3), a total windfall allowance of 990 homes has been identified. This consists of two components:

- A small sites allowance of 560 homes; and
- A large sites allowance of 430 homes.

12. The updated housing monitoring information in ED3 identified a total potential supply of 17,061 homes over the period 2011-2031 (ED3, Appendix 2, pp.19-20). This represents a 'buffer' of approximately 7% over and above the housing requirement.
13. The Council's evidence to the Examination identifies that this buffer will act to ensure flexibility over the Plan period should changes in circumstances arise in relation to, for example, the anticipated delivery of sites (NHDC Matter 4 statement, paragraphs 6 to 13).
14. Through the hearing sessions, changes have been proposed to the plan which would affect the overall supply identified in ED3. This includes alterations to dwelling estimates for some sites as well as the general allowances identified in the supply.
15. Any changes to the proposed approach to windfalls arising out of this paper would also impact upon the overall scale of supply.
16. Further information on these issues is set out below.

Action 1: Windfall sites and previously developed land

17. As set out above, the definition of windfalls in the NPPF sets out the expectation that these will “normally” (but not necessarily exclusively) comprise of previously developed land. The definition of previously developed land in the NPPF glossary is as follows:

***"Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time." (Emphasis added)*

18. The issue of previously developed land in relation to private residential gardens has been considered by the Courts in the *Dartford* case². The *Dartford* judgment relates specifically to the definition of previously developed land and the extent to which private residential gardens fall within that definition.

19. Dartford Borough Council argued that all private residential gardens must be excluded from the definition of previously developed land, whether or not they are in a built-up area. Any other interpretation, it said, would give rise to conflicting policies within the NPPF.

20. The Court of Appeal dismissed Dartford's appeal and said that, as a matter of ordinary English, land in built-up areas could not mean land not in built-up areas. The effect of the judgment is that some residential gardens constitute previously developed land and others do not. It all depends on whether or not they are located in a built-up area.

21. However, with regard to windfall sites, the NPPF is clear at paragraph 48 that allowances for windfall sites in the five-year supply "should not include residential gardens". Thus, when making such an allowance, residential gardens should not be included regardless of whether or not they constitute previously developed land. In this context, the *Dartford* judgement is not considered to have any effect upon the consideration of the windfall allowances in the plan.

22. Conversely, with the exception of residential gardens, there is no specific bar in paragraph 48 or Planning Practice Guidance which would preclude other non-previously developed windfall sites from being included in any allowance(s).

² Dartford Borough Council v SSCLG [2016] EWHC 635 (Admin.)

Action 2: Small windfall allowance

23. The rationale for the small site allowance is set out in Paragraphs 18 to 21 of the Council's Matter 4 statement. This in turn refers back to the justification in the Strategic Housing Land Availability Assessment (HOU9, pp.7-8).
24. Small sites of less than five units (generally recognised as the threshold below which sites are not allocated in plans³) have historically made an ongoing contribution to housing supply within the District.
25. The SHLAA (HOU9, paragraph 3.12, p.8) identified that an average of 63 net housing completions per year had been achieved on small sites over the period 1 April 2011 to 31 March 2015. However, the SHLAA also recognised that it was not appropriate to simply adopt this figure as an ongoing windfall allowance. The SHLAA cited the cautions in Government advice regarding windfalls and the fact that some future windfalls in this category will already be captured in supply figures and / or occur on garden land (*ibid.*, paragraph 3.14).
26. The SHLAA therefore proposed a 'discounted' small windfall allowance equivalent to 40 homes per annum over the remainder of the plan period. This was based on a planning judgement rather than any specific statistical analysis.
27. The Council's Matter 4 statement updated the monitoring information on small windfall sites to 31 March 2017. This identified a revised average of 64 completions per year from small windfall sites since the start of the plan period (NHDC Matter 4 Statement, Paragraph 20 / Table A). On this basis, the approach set out in the SHLAA was considered to remain valid.
28. The detailed housing trajectory set out in Examination Document ED3 (Appendix 2, p.20) shows how the small sites windfall allowance is broken down over the plan period. The phasing is not uniform. This is in order to manage the overlap with the anticipated delivery of small sites that already benefit from planning permission. Extant planning permissions are a separate component of housing supply to any windfall allowance so care needs to be taken there is no double-counting. This approach is summarised in the table below:

Table 1: Phasing of small windfall allowance in ED3 Housing Trajectory

Year (from 01/04/17)	1	2	3	4	5	Total in 5 year period	Years 6-10	Years 11-14
Small windfall allowance	0	20	30	45	45	140	45 per annum	45 in year 11 then 50 per annum

³ Planning Practice Guidance, What site/broad location size should be considered for assessment?, Paragraph: 010 Reference ID: 3-010-20140306, <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

29. No windfall allowance is made in the first year, with the rate then rising over the second and third years to an anticipated 45 new homes per year in years 4-11 of the trajectory rising to 50 homes per year in years 12, 13 and 14.

Further analysis of historic small-site windfall completions

30. Following the examination hearing sessions, the Council has carried out detailed analysis of small site completions in the District. All relevant planning permissions have been individually assessed to determine the extent to which housing completions on small sites are achieved through the use of garden land.

Table 2: Small site completions by garden / non-garden land 2011-2017

Monitoring year	Small site completions	Of which		% on garden land
		Non-garden land	Garden land	
2011/12	51	38	13	25%
2012/13	49	40	9	18%
2013/14	71	57	14	20%
2014/15	76	64	12	16%
2015/16	68	57	11	16%
2016/17	65	45	20	31%
Total	380	301	79	21%

31. This analysis shows that, of the 380 net new homes delivered from small sites in the period 1 April 2011 to 31 March 2017⁴, 79 (21%) have involved the use of garden land. This information is summarised in Table 1 above. The full analysis is contained in Appendix 1.

Justification for small windfall allowance

32. As already set out in evidence submitted to the Examination, the Council considers as a matter of principle that including a small sites windfall allowance is justifiable. This overall principle is not altered by the additional analysis in this paper.

33. The analysis carried out to inform both the SHLAA and this paper provides compelling evidence that small sites have consistently become available.

34. The analysis also shows that there is no particular trend – either upwards or downwards - in terms of either the overall rate of small site completions or the percentage of small site completions being achieved from garden land over the period since 2011. In the Council's view there is therefore no robust evidence to suggest that small sites would not continue to provide a reliable source of supply over the plan period.

⁴ The Council's Matter 4 statement identified a total of 382 homes from this source over the same period. Two homes have been reclassified as a result of the detailed analysis carried out for this paper.

35. In the absence of any clear trends, use of the average figures for both overall small site completions and the quantum likely to be achieved on garden and non-garden land is considered the most appropriate basis for determining the small windfall allowance in the Plan.
36. An average 63 net new homes per year have been achieved from small sites in North Hertfordshire since 2011. An average of 50 net additional homes per year has been delivered from small windfall sites on non-garden land.
37. This is consistent with the figures and approach already set out in ED3 and shown in Table 1. It is considered that the small windfall allowance as shown in ED3 is justified having regard to the evidence and no further amendment is necessary.

Action 3: Larger site windfall allowance

38. The rationale for the larger site windfall allowance is set out in Paragraphs 22 to 25 of the Council's Matter 4 statement. This in turn refers back to the justification set out in pages 8 to 9 of the Strategic Housing Land Availability Assessment (HOU9).
39. The SHLAA identified three elements of potential future supply which were considered to justify a large windfall site allowance:
- Sites not requiring planning permission
 - Sites with no incentive to engage with the SHLAA / Local Plan process; and
 - Changes in circumstances.
40. The SHLAA concluded that an allowance for 500 homes from these sources was reasonable and appropriate. The SHLAA further identified that it would not be appropriate to make any allowances within the first five years of the plan but that an allowance could be made for years 6-15. These conclusions were based upon planning judgements rather than any specific statistical analysis.
41. Through the update to the Council's housing monitoring data (ED3) and Matter 4 statement, it was considered prudent to reduce this allowance from 500 to 430 homes reflecting the granting of permission for 70 homes on a large windfall site not proposed for allocation in the submitted Local Plan (ED3, paragraph 2.5, p.5).
42. The detailed housing trajectory set out in Examination Document ED3 shows how the larger site windfall allowance was phased. 43 homes are anticipated from this source in each year from 2022 onwards. This represented a small change from the approach in the SHLAA. It assumes that the larger sites windfall allowance is justifiable for the second half of the Plan period, from 2021 to 2031, rather than beyond the first five years.

Further analysis of historic larger-site completions

43. Further analysis of development on larger sites since the start of the plan period has been carried out to help inform a view on the suitability, or otherwise, of this element of the windfall allowance.
44. As set out at the Examination hearings, this is not a task that can be completed by simple reference to the District's current Local Plan and distinguishing between developments occurring on allocated versus non-allocated sites to establish a trend.
45. The District's current plan was adopted in 1996. However, the last plan to identify and allocate sites was the North Hertfordshire District Plan No. 2 adopted in 1993. Consequently, many allocations have long since been built out. The significant majority of new development since 2011 could be viewed as 'windfall' in the sense that it has occurred on sites not identified in the adopted Development Plan.

46. For the purposes of this paper, the Council has therefore attempted to distinguish which historic completions on larger sites might genuinely be viewed as windfall development in order to inform a future trend.

47. 1,614 net new homes were built in the District in the period 1 April 2011 to 31 March 2017 on sites of five units or more (net). This is an average of 269 homes per year. The individual schemes and planning applications contributing to this total were taken as the starting point for the analysis.

48. These schemes were then rationalised by excluding housing completions from sites:

- Allocated for development in the 1993 plan;
- Considered through Strategic Housing Land Availability Assessments since 2008 (i.e. part of a formal process considering their potential for inclusion in a future plan)⁵;
- Identified as potential sites in Local Development Framework / Local Plan consultations over the same time period; and / or
- Where planning applications were submitted prior to 2009. These sites were omitted as it was not considered reasonable to assume they could have been captured through the SHLAA and plan-making processes outlined above; and
- Insofar as they involve building on garden land

49. This approach leaves an amended total of 315 net new homes built since 2011, an average of 53 homes per year. These are on sites which have not engaged with, or been captured by, the Council's plan-making activities. They are therefore considered to be a robust estimate of past completions from larger windfall sites for the purposes of the Plan, providing the 'compelling evidence' of availability required by the NPPF and Planning Practice Guidance. These figures include two schemes which resulted in a combined net loss of 28 homes. A full list of the sites contributing to this total is contained in Appendix 2.

50. Having established evidence of availability, the second 'test' in the NPPF and Planning Practice Guidance is that the windfall will continue to provide a reliable source of housing supply in the future. The schemes contributing to the figures above have been further scrutinised to reach a planning judgement on whether they satisfy this element of national policy.

51. Following this exercise, a further 57 homes have been discounted as either:

⁵ As set out in the SHLAA Chronology (ED84), the Council has produced eight separate iterations of the SHLAA since 2008 which, cumulatively, have identified and considered in excess of 300 potential sites in the District. Sites which were only added to the SHLAA reactively following the submission or determination of a planning application were not excluded.

- They would, in the case of a scheme within Letchworth Town Centre, result in a double-count against the broad location already identified; or
- Equivalent schemes would be unlikely to obtain permission in the event of the current plan being adopted and considered up-to-date.

52. This leaves a total of 258 net new homes built since 2011, an average of 43 homes per year. These completions encompass the first two categories identified in paragraph 39 above as shown in the table below.

Table 3: Larger site windfall completions (net)

Category of site identified by the Council	Sub-categories	Total completions 2011-2017	Average per year
Sites not requiring planning permission	Office to residential conversions ^a	88	15
Sites with no incentive to engage through the Local Plan / SHLAA process	Policy compliant development within settlement boundaries	150	25
	Policy compliant development in rural areas ^b	48	8
	Schemes resulting in net loss of residential accommodation	-28	-6
	Total	258	43

^a Includes schemes granted planning permission for conversion from office to residential use prior to the introduction of relevant permitted development rights

^b Including, but not necessarily limited to, rural exceptions, small-scale infill, conversion schemes and completions on previously developed land in the Green Belt

53. This average rate of larger site windfall completions identified in Table 3 is consistent with that used in housing trajectory contained in ED3.

Other factors affecting consideration of this issue

54. In addition to the sources discussed above, the Council's evidence also identifies "changes in circumstances" as a contributory factor to the justification for a larger site windfall allowance. This reflects the definition of windfalls in the NPPF as sites which were not available at the time of plan preparation.

55. Since the preparation of the plan, two further large, previously-developed sites have come forward for potential future development and are highlighted in particular in relation to this element of supply:

- The railway sidings at St Michaels Mount, Hitchin were identified through the SHLAA process and considered a suitable location for potential future development (HOU9, Appendix 2, p.37, Site ref 365). However, at the time of the plan's preparation, the landowner was not able to confirm the site's availability. That position has since changed and this site was included on the

Council's first Brownfield Land Register published in December 2017⁶ at the request of the landowner. The register estimates the potential capacity of this site as 123 homes;

- A planning application for the residential redevelopment of a previously developed employment site in Ickleford was submitted in 2017. This site became available following a national operational reorganisation by the owners. This site is now also included on the Brownfield Land Register for an estimated 71 homes.

56. These examples are provided for illustrative purposes only and this paper does not seek to express any particular view on them, recognising that they have not been subject to the same level of scrutiny as the proposed allocations in the Plan. They are, or may be, subject to planning applications which will need to be determined on their own merits.

57. Should they – or other schemes of a similar nature and scale – proceed, they would not be considered a 'double count' of potential windfall discussed above. Both examples are significantly in excess of the scale of sites captured in the numerical analysis above; the largest single scheme contributing to the figures in Table 3 was for 35 net additional units. This reflects the fact that larger opportunity sites have normally already been identified through SHLAA or Local Plan processes.

58. The numerical analysis above already demonstrates a historic rate of windfall completions from larger sites equivalent to that being proposed through the plan. In that context, there is no particular requirement for the Council to evidence additional potential supply in order to support the approach in the plan. Notwithstanding this point, the illustrative examples provided above give further comfort that additional windfall sites are likely to arise over the plan period as a result of changing circumstances. These will help ensure that the larger site windfall allowance in the plan is, at least, met.

Justification for larger-site windfall allowance

59. As already set out in evidence submitted to the Examination, the Council considers as a matter of principle that including a larger sites windfall allowance is justifiable. This overall principle is not altered by the additional analysis in this paper.

60. The analysis carried out to inform this paper provides compelling evidence that larger windfall sites have consistently become available. The analysis has considered the extent to which such sites are likely to continue coming forward in the future.

⁶ The Council's Brownfield Land Register is published online at <https://www.north-herts.gov.uk/home/planning/planning-policy/brownfield-land-register>

61. It is considered that a forward projection of larger-site completions at a rate of 43 homes per year is justified and would satisfy the requirements of the NPPF and Planning Practice Guidance relating to windfall development.
62. Changes in circumstance may yield further opportunities over the plan period. Two possible examples are provided in this paper for illustration. However, no windfall allowance or upward adjustment is proposed beyond that which is justified by the analysis of past trends.
63. Allowing for the build-out of extant planning permissions, a larger site windfall allowance of 43 homes per year from 2022 onwards is consistent with the approach set out in ED3. This allowance is considered to be justified and no further changes are proposed.

Action 4: Housing trajectory update

64. Notwithstanding the above, it is necessary to make some changes to the overall housing supply identified in ED3 to reflect the outcomes of the examination process to date:

- Removal of the 500 home 'broad location' allowance for sites to be identified for development post-2026 at review. This is in response to concerns raised by the Inspector relating to the justification for this allowance at the Matter 4 hearing session; and
- Reduction of the dwelling estimate for site HT8 in Hitchin from 50 units to 18 units. This reflects discussion at the relevant Matter 10 hearing session⁷. Part of the site benefits from a planning permission, while part of the site is now not anticipated to become available. This decreases the area of the site available for future allocation

65. Further changes are also proposed to the detailed delivery schedules for some individual sites. This includes, but is not necessarily limited to, altering phasing assumptions to:

- reflect the length of the examination. ED3 states that its housing trajectory was predicated on adoption of a plan in mid-2018. This timetable has slipped following (re)scheduling of examination hearing sessions;
- bring forward sites which were phased for later in the plan period in ED3 where site promoters have suggested earlier delivery may be possible (e.g.) by actively participating in the examination process;
- take into consideration detailed submissions made by site owners or promoters in their hearing statements; and / or
- show the implications of delays to the anticipated determination of schemes where planning applications have previously been submitted.

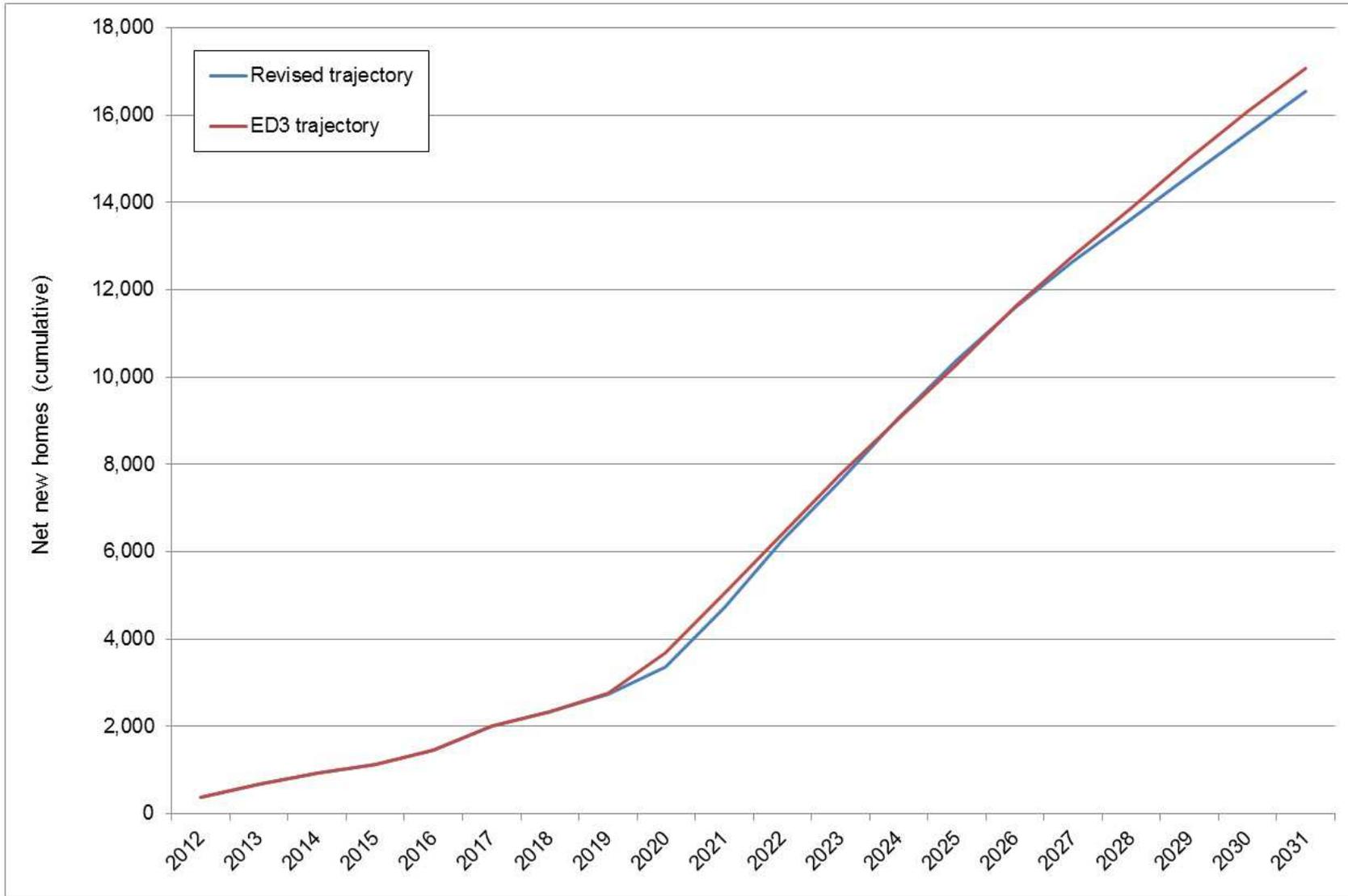
66. These changes are shown in an updated housing trajectory in Appendix 3 to this paper.

67. It is not considered that the changes in the trajectory have a material impact upon housing delivery over the plan period or the consideration of associated matters such as infrastructure delivery. As shown on the graph on the adjoining page, the differences between the trajectory in ED3 and the revised trajectory in this paper are relatively minor.

68. The revised trajectory shows a small 'lag' behind that shown in ED3 in forthcoming years. This is due to the delays in anticipated commencement on some Green Belt sites as a consequence of the extended Examination. The two trajectories then realign before diverging in the later years of the plan period. The difference in the latter years almost exclusively arises from deletion of the broad location allowance for sites to be identified for development at future review (see paragraph 64 above).

⁷ Matter 10 – Hitchin, held on the afternoon of Tuesday 6 February 2018

Figure 1: Comparison of housing trajectories



69. A separate paper has been prepared to address the actions arising from the Matter 6 hearing sessions on infrastructure. The figures used in that paper are consistent with the revised trajectory shown in Appendix 3. However, as a broad point, it is noted that the Infrastructure Delivery Plan (ED73, which is based upon the housing trajectory figures in ED3) will now be based upon a slight overestimate of infrastructure requirements.

Consequential impacts upon five-year supply

70. The analysis above, and the consequential amendments identified, results in some change to the five-year land supply presented in ED3 and the Council's Matter 4 statement.

71. An updated calculation of five-year supply from the base date of 1 April 2017 is presented below. Other than the changes in anticipated delivery outlined above, all other assumptions in relation to five year supply (the proposed stepped approach, use of the *Liverpool* method and the 20% buffer) are unchanged.

Table 4: Revised calculation of 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	4,248
J.	Years land supply (I / H) * 5	5.1

72. It can be seen that the updated calculation shows a 5.1 year housing land supply, compared to the 5.3 years previously set out in ED3 and the Council's Matter 4 statement.

73. On the basis of the revised trajectory, the Council would continue to be able to demonstrate a five-year land supply in forthcoming years. The anticipated future five-year land supply position based on the trajectory in Appendix 3 is set out in Table 5 below.

Table 5: Anticipated five-year land supply position based upon revised trajectory

Years land supply at 1 st April				
2018	2019	2020	2021	2022
5.4	5.5	5.4	5.2	5.5

Action 5: The buffer and flexibility of the plan

74. The analysis above, and the consequential amendments identified, would result in an overall supply across the 2011-2031 plan period of 16,529 net additional homes. This represents a net reduction of 532 units from the position presented in ED3 and reflected in the Council's Matter 4 statement.
75. Again, this can largely be attributed to the removal of the 500-home broad location allowance for sites to be identified at future review. This accounts for 94% of the net reduction.
76. The revised supply figure still represents a modest buffer of some 4% over and above the total identified housing requirement of 15,950 homes set out in Policy SP8(a) & (b) of the Plan (LP1, p.47).
77. As set out in the Council's Matter 4 statement, it is considered that a small buffer is appropriate, as a matter of principle, to accommodate changes in circumstances. It is inevitable that over the plan period sites will come forward at different times and development rates to those which can be reasonably anticipated at this point in time. A plan that contains no margin of error carries the risk that policies within the Plan will be rendered out-of-date.
78. There is no specific guidance in national policy documents as to the appropriate size of a buffer. The Council has not sought from the outset to achieve a fixed buffer over and above the housing requirement in either numerical or percentage terms.
79. In this regard, the buffer is very much an output of the decisions made about the allocation of sites and the additional windfall and broad location allowances, rather than an input to that decision making process. The Council's considers that the Plan makes maximum use of reasonable and available development sites at the time of writing (LP1, paragraph 14.34, p.224).
80. In the Council's view, a (revised) buffer of 4%, in concert with the review mechanisms and triggers identified in the Plan, continues to provide an appropriate level of flexibility.

Appendix 1: Analysis of small windfall sites

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units
2012	07/01522/1	6 Claybush Road	Ashwell	1	0	1	1	No	0	1
2012	08/02108/1	15 High Street	Ashwell	1	0	1	1	No	0	1
2012	11/01082/1	12 Kingsland Way	Ashwell	2	1	1	1	No	0	1
2012	09/00808/1	Amberwell Pottersheath Road	Codicote	1	0	1	1	No	0	1
2012	09/01336/1	Old Orchard Danesbury Park Road	Codicote	1	0	1	1	No	0	1
2012	10/03091/1	Amberwell Pottersheath Road	Codicote	1	0	1	1	Yes	1	0
2012	10/03091/1	Amberwell Pottersheath Road	Codicote	0	1	-1	1	No	0	-1
2012	08/02989/1	Arbtree Farm Ashwell Road	Hinxworth	1	0	1	1	No	0	1
2012	11/03097/1EUD	Hamstewarde, High Street	Hinxworth	1	0	1	1	No	0	1
2012	08/02132/1	43 Byron Close	Hitchin	1	0	1	1	Yes	1	0
2012	09/01949/1	Land adjacent to 8 to 9 Times Close	Hitchin	2	0	2	2	Yes	2	0
2012	09/02126/1	105 Bancroft	Hitchin	1	0	1	1	No	0	1
2012	10/00666/1	39 Grays Lane	Hitchin	1	0	1	1	No	0	1
2012	10/00759/1	Manley Bungalow Pirton Road	Hitchin	0	1	-1	1	No	0	-1
2012	10/01219/1	Former Chapel Caldicott Centre, Highbury Road	Hitchin	1	0	1	1	No	0	1
2012	10/01249/1	The wishing Well, 181 Stevenage Road	Hitchin	2	0	2	2	No	0	2
2012	10/01299/1	19 Latchmore Close	Hitchin	0	1	-1	3	No	0	-1
2012	10/01404/1	42 Walsworth Road	Hitchin	4	0	4	4	No	0	4
2012	10/01611/1	6 Grove Road	Hitchin	2	0	2	2	No	0	2
2012	10/01630/1	4 Water Lane	Hitchin	0	2	-2	4	No	0	-2
2012	10/01630/1	4 Water Lane	Hitchin	4	0	4	4	No	0	4
2012	10/02468/1	239 Cambridge Road	Hitchin	1	0	1	1	Yes	1	0
2012	10/02542/1	Highover Cottages Highover Way	Hitchin	1	0	1	1	Yes	1	0
2012	10/03004/1	Land adjacent to 181 Stevenage Road	Hitchin	1	0	1	1	No	0	1
2012	11/00146/1	40 Queens Street	Hitchin	1	0	1	1	No	0	1
2012	10/02116/1	1-2 Rands Close, Holwell Road	Holwell	0	2	-2	2	No	0	-2
2012	10/02881/1	Colindale Pirton Road	Holwell	0	1	-1	1	No	0	-1
2012	10/02881/1	Colindale Pirton Road	Holwell	1	0	1	1	No	0	1
2012	08/00729/1	123 High Street	Kimpton	1	0	1	1	Yes	1	0
2012	09/01566/1	Hoo End Farm The Holt	Kimpton	1	0	1	1	No	0	1
2012	09/01983/1	64 Kimpton Road, Blackmore End	Kimpton	1	0	1	1	No	0	1
2012	10/01401/1	5 Blackmore Way	Kimpton	1	0	1	1	No	0	1
2012	10/02601/1	45 High Street	Kimpton	1	1	0	1	No	0	0
2012	10/03113/1	16 Kimpton Road	Kimpton	0	1	-1	1	No	0	-1
2012	10/00773/1	Bury Cottage Church Road	Kings Walden	1	0	1	1	No	0	1
2012	09/00752/1	Park Lodge Cottage Park Lane	Knebworth	0	1	-1	1	No	0	-1
2012	10/02847/1	Jacob Farm Nup End	Knebworth	1	0	1	1	No	0	1
2012	09/02167/1	Natwest Station Place	Letchworth	3	0	3	3	No	0	3
2012	09/02218/1	1 Northfields	Letchworth	2	1	1	2	No	0	1
2012	10/02700/1	Arunbank Alington Lane	Letchworth	1	0	1	1	No	0	1
2012	11/02241/1	Meadow Croft Mangrove Road	Offley	1	0	1	1	No	0	1
2012	09/01990/1	Land Adj Village Hall Radwell Lane	Radwell	4	0	4	4	No	0	4
2012	08/01223/1	65 Garden Walk	Royston	2	0	2	2	No	0	2
2012	08/01592/1	39 Old North Road	Royston	1	0	1	1	Yes	1	0
2012	09/00776/1	25 High Street	Royston	1	0	1	1	No	0	1
2012	10/00447/1	2 Angel Pavement	Royston	2	0	2	2	No	0	2
2012	10/01452/1	70 Heathfield	Royston	1	0	1	1	Yes	1	0
2012	10/01552/1	27 Heathfield	Royston	2	0	2	2	No	0	2
2012	10/02203/1	Land between and in the garden of 31 and 33 Mill Road	Royston	1	0	1	1	Yes	1	0
2012	11/01726/1	5 Church Lane	Royston	0	1	-1	1	No	0	-1
2012	05/00851/1	Tollington Preston Road	St Ippolyts	1	0	1	1	No	0	1

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units
2012	09/00865/1	Land Adjacent to Little Court and Oakdene London Road	St Ippolyts	1	0	1	1	Yes	1	0
2012	09/01563/1	Hoo End Hoo End, Whitwell	St Pauls Walden	1	0	1	1	No	0	1
2012	11/00369/1	28 High Street, Whitwell	St Pauls Walden	0	1	-1	1	No	0	-1
2012	07/00839/1	Land adj Oakwood House Pedlars Lane	Therfield	1	0	1	1	Yes	1	0
2012	08/01757/1	Heatherset Police Row	Therfield	2	0	2	2	Part	1	1
2013	10/02608/1	Land at 22 Lucas Lane	Ashwell	1	0	1	1	Yes	1	0
2013	09/00144/1	36 Salisbury Road	Baldock	4	0	4	4	Part	2	2
2013	11/01390/1	13 Whitehorse Street	Baldock	1	0	1	1	No	0	1
2013	11/01789/1	9 and 11 Whitehorse Street	Baldock	4	0	4	4	No	0	4
2013	11/02103/1	Former Gospel Hall Orchard Road	Baldock	1	0	1	1	No	0	1
2013	11/02156/1	7-8 Meeting House Lane	Baldock	1	0	1	1	No	0	1
2013	11/02346/1	19 Whitehorse Street	Baldock	1	0	1	1	No	0	1
2013	11/00307/1	Garage House Cambridge Road	Barkway	1	0	1	1	Yes	1	0
2013	12/00417/1	The Bungalow, Lane Farm Gas Lane	Barkway	0	1	-1	0	No	0	-1
2013	09/00487/1	10 Oashill Drive	Codicote	1	1	0	1	No	0	0
2013	11/00751/1	Fairfield Kimpton Road	Codicote	1	0	1	1	No	0	1
2013	12/00392/1	Holly Lodge Danesbury Park Road	Codicote	0	1	-1	0	No	0	-1
2013	09/02197/1	Manor Farm, Riding School Church Lane	Graveley	2	0	2	2	No	0	2
2013	09/01434/1	Land adjacent to the Larches Standhill Road	Hitchin	1	0	1	2	No	0	1
2013	09/01434/1	Land adjacent to The Larches Standhill Road	Hitchin	1	0	1	2	No	0	1
2013	09/02171/1	34-36 Walsworth Road	Hitchin	2	0	2	2	No	0	2
2013	10/00344/1	Land rear of 83-84 Tilehouse Street	Hitchin	3	0	3	3	No	0	3
2013	10/00370/1	6 Willian Road	Hitchin	1	0	1	1	No	0	1
2013	10/01299/1	19 Latchmore Close	Hitchin	3	0	3	3	Part	1	2
2013	10/02618/1	101A Bancroft	Hitchin	1	1	0	1	No	0	0
2013	11/01679/1	100-102 Ninesprings Way	Hitchin	2	1	1	1	No	0	1
2013	11/01825/1	23 Bedford Road	Hitchin	1	0	1	1	No	0	1
2013	11/03012/1	18 Thatchers End	Hitchin	2	1	1	2	No	0	1
2013	12/00399/1	Land at 50-58 Strathmore Avenue	Hitchin	0	5	-5	0	No	0	-5
2013	12/02594/1EUD	38 Walsworth Road	Hitchin	0	1	-1	-1	No	0	-1
2013	10/01539/1	Lower Heath Farm Therfield Road	Kelshall	1	0	1	1	No	0	1
2013	10/02109/1	Kimpton Methodist Church The Green	Kimpton	1	0	1	1	No	0	1
2013	11/00871/1	Little Plummers Plummers Lane	Kimpton	0	1	-1	-1	No	0	-1
2013	11/01769/1	Ramridge Farm Cottages Luton Road	Kimpton	0	2	-2	-1	No	0	-2
2013	11/02543/1	High Oaks Kimpton Bottom	Kimpton	1	1	0	1	No	0	0
2013	11/02948/1	49 High Street	Kimpton	1	0	1	1	No	0	1
2013	11/00031/1	Baileys Close Farm Pasture Lane, Breachwood Green	Kings Walden	1	0	1	1	No	0	1
2013	10/00799/1	Sollershott Hall Sollershott East	Letchworth	3	0	3	3	No	0	3
2013	10/01095/1	Former Neosid Site Icknield Way	Letchworth	1	0	1	1	No	0	1
2013	10/01087/1	50c Station Road	Letchworth	2	0	2	2	No	0	2
2013	10/02420/1	Land adjacent to Jessamine Cottage Luton Road	Offley	1	0	1	1	No	0	1
2013	11/00979/1	Calders Cottage Putteridge Park	Offley	0	1	-1	0	No	0	-1
2013	11/01504/1	Land adjacent to 6 Priors Hill	Pirton	1	0	1	1	Yes	1	0
2013	09/01928/1	8 Lower Gower Road	Royston	1	0	1	1	Yes	1	0
2013	10/01015/1	Rear of, 31 Priory Close	Royston	1	0	1	1	Yes	1	0
2013	11/00040/1	The Old Police Station Priory Lane	Royston	4	0	4	4	No	0	4
2013	11/00569/1	Land Adjacent 51 Melbourn Road	Royston	4	0	4	4	No	0	4
2013	11/01726/1	5 Church Lane	Royston	2	0	2	1	No	0	2
2013	11/02008/1	14 Angel Pavement	Royston	2	0	2	2	No	0	2
2013	11/02025/1	41 & 43 Gower Road	Royston	1	0	1	1	No	0	1
2013	11/02093/1	13 Angel Pavement	Royston	2	0	2	2	No	0	2
2013	11/02148/1	70 Heathfield	Royston	0	1	-1	0	No	0	-1

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units
2013	11/02148/1	70 Heathfield	Royston	1	0	1	0	No	0	1
2013	12/00590/1	Ivy Farm Baldock Road	Royston	0	1	-1	0	No	0	-1
2013	11/00369/1	28 High Street, Whitwell	St Pauls Walden	2	0	2	1	No	0	2
2013	08/01996/1	Garthlands Maiden Street	Weston	1	0	1	1	Yes	1	0
2013	12/00162/1	37 Halls Green	Weston	0	2	-2	-1	No	0	-2
2013	11/01933/1	St Marys Cottage St Marys Church Road	Wymondley	1	0	1	1	No	0	1
2014	12/01617/1	40 Kingsland Way	Ashwell	3	0	3	3	Part	2	1
2014	12/01650/1	Hillrise, 4 Claybush Road	Ashwell	0	1	-1	0	No	0	-1
2014	12/02221/1	6 Kingsland Way	Ashwell	2	1	1	1	No	0	1
2014	13/01696/1EUD	Ashwell End Farm Loves Lane	Ashwell	1	0	1	1	No	0	1
2014	02/01061/1	The Warehouse Park Street	Baldock	2	0	2	2	No	0	2
2014	12/01751/1	1 High Street	Baldock	1	0	1	1	No	0	1
2014	12/02241/1PUD	4 Church Street	Baldock	1	0	1	1	No	0	1
2014	13/00830/1	14a High Street	Baldock	1	0	1	1	No	0	1
2014	13/00916/1	52B Church Street	Baldock	1	0	1	1	No	0	1
2014	10/00621/1	Barn r/o Elms Farm, 57 High Street	Barkway	1	0	1	1	No	0	1
2014	11/01435/1	Greenways Buckland Road	Barkway	1	1	0	0	Yes	1	-1
2014	11/01969/1	Highfield Farm Burrs Lane	Barkway	1	0	1	1	No	0	1
2014	12/00417/1	The Bungalow, Lane Farm Gas Lane	Barkway	1	0	1	0	No	0	1
2014	13/01502/1	56 St Albans Road	Codicote	0	1	-1	4	No	0	-1
2014	12/00366/1	Red Lion Barn Barton Road	Hexton	1	0	1	1	No	0	1
2014	09/01689/1	Land East of Cooks Way	Hitchin	4	0	4	4	No	0	4
2014	09/02367/1	Land to the rear of 54 Wymondley Road	Hitchin	4	0	4	4	Yes	4	0
2014	10/00475/1	66b Dacre Road	Hitchin	1	0	1	1	No	0	1
2014	10/01158/1	Land adjacent to 27 Oakfield Avenue	Hitchin	1	0	1	1	Yes	1	0
2014	10/03063/1	Flat 1, 30 Sun Street	Hitchin	1	0	1	1	No	0	1
2014	11/00295/1	Church Yard 7b Market Place	Hitchin	1	0	1	1	No	0	1
2014	11/00322/1	Priory Lodge Tilehouse Street	Hitchin	1	0	1	1	No	0	1
2014	11/00382/1	104 Bedford Road	Hitchin	2	0	2	2	Yes	2	0
2014	11/00923/1	The Studio 29F Nightingale Road	Hitchin	1	0	1	1	No	0	1
2014	11/01965/1	Wellington House, 2 Park Street	Hitchin	1	0	1	1	No	0	1
2014	12/00399/1	Land at 50-58 Strathmore Avenue	Hitchin	5	0	5	0	No	0	5
2014	12/00519/1	Mount Zion Station Road	Hitchin	1	0	1	1	No	0	1
2014	12/00605/1	26 Bunyan Road	Hitchin	2	0	2	2	No	0	2
2014	12/01531/1	Land rear of 50-58 Strathmore Avenue	Hitchin	4	0	4	4	No	0	4
2014	12/02584/1	The Orchard and Anvil, 148 Nightingale Road	Hitchin	4	0	4	4	No	0	4
2014	13/01998/1	79 Benslow Lane	Hitchin	0	1	-1	1	No	0	-1
2014	13/02078/1	95 Tilehouse Street	Hitchin	0	1	-1	0	No	0	-1
2014	13/02353/1	3 Lancaster Avenue and 25 Bearton Road	Hitchin	0	1	-1	0	No	0	-1
2014	13/02362/1	73 Benslow Lane	Hitchin	0	1	-1	0	No	0	-1
2014	13/02637/1	10 Bridge Street	Hitchin	1	0	1	1	No	0	1
2014	13/03087/1	Mill Cottage Purwell Lane	Hitchin	1	0	1	1	No	0	1
2014	10/03113/1	16 Kimpton Road	Kimpton	1	0	1	1	No	0	1
2014	11/00749/1	Old Lion Brewery, 46B High Street	Kimpton	1	0	1	1	No	0	1
2014	11/00871/1	Little Plummers Plummers Lane, Peters Green	Kimpton	1	0	1	-1	No	0	1
2014	11/01769/1	Rambridge Farm Cottages Luton Road	Kimpton	1	0	1	-1	No	0	1
2014	12/02814/1	20 Blackmore End	Kimpton	1	1	0	1	No	0	0
2014	12/02736/1	Park Lodge Cottage Park Lane	Knebworth	1	0	1	0	No	0	1
2014	13/00325/1	39 Pondcroft Road	Knebworth	0	1	-1	1	No	0	-1
2014	11/00110/1	Land at 99 Northfields	Letchworth	1	0	1	1	Yes	1	0
2014	11/00155/1	The Lawns High Street	Offley	4	0	4	4	No	0	4
2014	12/00256/1	Land adj to Claypit Cottage Luton Road	Offley	3	0	3	3	No	0	3

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units
2014	11/01997/1	Former Craft Workshop, rear of village Hall High Street	Pirton	1	0	1	1	No	0	1
2014	12/01898/1	Pirton Hall Shillington Road	Pirton	1	0	1	1	No	0	1
2014	13/00279/1	Former Telephone Exchange Crab Tree Lane	Pirton	1	0	1	1	No	0	1
2014	08/00689/1	39-41 Upper King Street	Royston	2	0	2	2	No	0	2
2014	11/01475/1	19 Cornation Avenue	Royston	4	1	3	3	No	0	3
2014	12/00590/1	Ivy Farm Baldock Road	Royston	1	0	1	0	No	0	1
2014	13/00257/1	69 Kneesworth Street	Royston	1	0	1	1	No	0	1
2014	13/00746/1	40A Kneesworth Street	Royston	1	0	1	1	No	0	1
2014	11/01293/1	Land adj to the Forge Rushden Road	Sandon	1	0	1	1	No	0	1
2014	12/00360/1	Springwood Preston Road	St Ippolyts	0	1	-1	-1	No	0	-1
2014	12/02595/1	Gosmore End Cottage, Hitchin Road, Gosmore	St Ippolyts	1	0	1	1	No	0	1
2014	13/00004/1	54 Horn Hill	St Pauls Walden	0	1	-1	0	No	0	-1
2014	13/00474/1	Little East Hall Farm	St Pauls Walden	1	0	1	1	No	0	1
2014	13/01002/1	Bendish House Hollybush Lane, Bendish	St Pauls Walden	1	0	1	1	No	0	1
2014	10/02290/1	Land adjacent Keepers Cottage Warrens Green Lane	Weston	1	1	0	1	No	0	0
2014	12/00162/1	37 Halls Green	Weston	1	0	1	-1	Yes	1	0
2014	12/00486/1	Hicks Grove House Halls Green	Weston	1	1	0	1	Part	1	-1
2014	13/01190/1	Fern Cottage Stevenage Road	Wymondley	1	0	1	1	Yes	1	0
2015	12/01650/1	Hillrise, 4 Claybush Road	Ashwell	1	0	1	0	No	0	1
2015	12/02767/1	Land adjacent to 92 Ashwell Street	Ashwell	1	0	1	1	No	0	1
2015	14/02267/1	30 West End	Ashwell	0	1	-1	0	No	0	-1
2015	11/02227/1	Garages At Womback Yard Rear of 25 and 23 Whitehorse Street	Baldock	3	0	3	3	No	0	3
2015	11/02869/1	31 Whitehorse Street	Baldock	1	0	1	3	No	0	1
2015	13/00427/1	10 Royston Road	Baldock	1	0	1	1	Yes	1	0
2015	14/00067/1	Land adj 12 and rear of 10-12 Royston Road	Baldock	3	0	3	3	Yes	3	0
2015	14/01495/1	Keepers Cottage Royston Road	Barkway	1	0	1	1	No	0	1
2015	12/02513/1	Mary Penny Close Shaftenhoe End Road	Barley	1	0	1	0	No	0	1
2015	13/01502/1	56 and side garden of 52 St Albans Road	Codicote	5	0	5	4	Part	3	2
2015	13/02751/1	Scaleber Fulling Mill Lane	Codicote	0	1	-1	0	No	0	-1
2015	13/02885/1	38 Tower Road	Codicote	1	0	1	1	Yes	1	0
2015	14/00004/1	Grey Shingles Pottersheath Road	Codicote	0	1	-1	0	No	0	-1
2015	14/01574/1	27 St Albans Road	Codicote	0	1	-1	2	No	0	-1
2015	09/01422/1	13 Hermitage Road	Hitchin	2	0	2	2	No	0	2
2015	10/02970/1	84a Tilehouse Street	Hitchin	1	0	1	1	No	0	1
2015	11/02331/1	22 Bancroft	Hitchin	2	0	2	2	No	0	2
2015	11/02970/1	84 Tilehouse Street	Hitchin	1	0	1	1	No	0	1
2015	12/00082/1	80-81 Walsworth Road	Hitchin	2	0	2	2	No	0	2
2015	12/00893/1	Land to r/o 22 Bancroft	Hitchin	3	0	3	3	No	0	3
2015	12/01077/1	22 Bridge Street	Hitchin	2	0	2	4	No	0	2
2015	12/02021/1	85 Tilehouse Street	Hitchin	2	0	2	2	No	0	2
2015	12/02088/1	Land rear of 36 Fishponds Road	Hitchin	1	0	1	1	Yes	1	0
2015	13/00173/1	24 Bucklersbury	Hitchin	1	0	1	1	No	0	1
2015	13/00270/1	113 Cambridge Road	Hitchin	1	0	1	1	Yes	1	0
2015	13/00284/1	Former Petrol Station Wratten Road West	Hitchin	4	0	4	4	No	0	4
2015	13/00662/1	Queen Street Garage Queen Street	Hitchin	3	0	3	3	No	0	3
2015	13/01645/1	10 Bucklersbury	Hitchin	2	0	2	2	No	0	2
2015	13/01998/1	79 Benslow Lane	Hitchin	1	0	1	2	No	0	1
2015	13/01998/1	79 Benslow Lane Benslow Lane	Hitchin	1	0	1	2	Yes	1	0
2015	13/02353/1	3 Lancaster Avenue and 25 Bearton Avenue	Hitchin	1	0	1	0	No	0	1
2015	13/02362/1	73 Benslow Lane	Hitchin	1	0	1	0	No	0	1
2015	13/02454/1	3 to 5 Bancroft	Hitchin	3	0	3	3	No	0	3
2015	13/03003/1	101 Bancroft	Hitchin	1	0	1	1	No	0	1

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units
2015	13/03102/1	93 & 93a Bancroft	Hitchin	1	0	1	4	No	0	1
2015	13/03106/1	13 Bedford Road	Hitchin	2	0	2	2	No	0	2
2015	14/00948/1PN	2 Grove Road	Hitchin	2	0	2	2	No	0	2
2015	14/00980/1	26 Nightingale Road	Hitchin	1	0	1	1	No	0	1
2015	14/01113/1	Greyfriars, Hitchin Hill Hitchin Hill	Hitchin	0	1	-1	1	No	0	-1
2015	10/02116/1	1-2 Rands Close Holwell Road	Holwell	2	0	2	2	No	0	2
2015	12/00404/1	Land to rear of 2,4,6,8,10 Holwell Road	Holwell	1	0	1	1	No	0	1
2015	12/01292/1	Land at New Ramerick Farm Bedford Road	Holwell	2	0	2	2	No	0	2
2015	14/02021/1	62 Kimpton Road, Blackmore End	Kimpton	0	1	-1	0	No	0	-1
2015	15/00159/1	6 Brownfield Way Blackmore End	Kimpton	0	1	-1	0	No	0	-1
2015	11/00031/1	Baileys Close Farm Pasture Lane	Kings Walden	0	1	-1	-1	No	0	-1
2015	12/01688/1	Unit 1 121 London Road	Knebworth	2	0	2	2	No	0	2
2015	13/00050/1	164 Park Lane	Knebworth	1	1	0	0	No	0	0
2015	13/00325/1	39 Pondcroft Road	Knebworth	2	0	2	1	No	0	2
2015	14/01228/1	15 Gun Lane	Knebworth	0	1	-1	1	No	0	-1
2015	12/00708/1	St Johns Ambulance Brigade HQ Birds Hill	Letchworth	1	0	1	1	No	0	1
2015	12/02492/1	31 Gaunts Way	Letchworth	1	0	1	1	Yes	1	0
2015	13/01087/1	Land at Rosehill Hospital Hitchin Road	Letchworth	1	0	1	1	No	0	1
2015	06/00896/1	Land rear of, White Bear PH, 53 Kneesworth Street	Royston	1	0	1	1	No	0	1
2015	12/01116/1	Car Park on the corner of Market Hill and Fish Hill	Royston	4	0	4	4	No	0	4
2015	12/01665/1	The Old Bakehouse Upper King Street	Royston	1	0	1	1	No	0	1
2015	13/02653/1	59 High Street	Royston	1	0	1	1	No	0	1
2015	14/01453/1	50-52 High Street	Royston	2	0	2	2	No	0	2
2015	14/02063/1	47-49 High Street	Royston	1	0	1	1	No	0	1
2015	13/03093/1	Southfield Cottages Broadfield	Sandon	0	2	-2	0	No	0	-2
2015	11/01972/1	Plots 1,2,3 & 8 Cressmans Corner Lilley Bottom Road	St Pauls Walden	1	0	1	4	No	0	1
2015	13/00004/1	54 Horn Hill	St Pauls Walden	1	0	1	0	No	0	1
2015	13/01005/1	Bygrave Lodge Farm	Wallington	1	0	1	1	No	0	1
2015	12/01547/1	Weston Park Damask Green Road	Weston	1	0	1	1	No	0	1
2015	13/00763/1	Squash Court Building Weston Park, Damask Green Road	Weston	1	0	1	1	No	0	1
2015	13/01929/1	Boleyn Cottage & Seymour Cottages Hornbeam Court, Arch Road	Wymondley	2	1	1	1	No	0	1
2016	12/01356/1	Land Rear of, 48 Ashwell Street	Ashwell	2	0	2	2	Yes	2	0
2016	14/02267/1	30 West End	Ashwell	1	0	1	0	No	0	1
2016	13/01292/1	Quenbys Yard Pond Lane	Baldock	4	0	4	4	No	0	4
2016	13/02138/1	Hill Cottage Royston Road	Baldock	1	0	1	1	No	0	1
2016	13/02139/1	Hill Cottage Royston Road	Baldock	1	0	1	1	Yes	1	0
2016	14/00205/1	14b Whitehorse Street	Baldock	1	0	1	1	No	0	1
2016	12/00470/1	140 High Street	Barkway	2	0	2	2	No	0	2
2016	14/02467/1	Land to r/o 102 High Street	Barkway	2	0	2	2	No	0	2
2016	14/02758/1	Keepers Cottage Royston Road	Barkway	1	1	0	0	No	0	0
2016	13/02372/1	Chequers Lane London Road	Barley	1	0	1	1	No	0	1
2016	13/00399/1	Node Cottage Hitchin Road	Codicote	1	0	1	1	No	0	1
2016	13/02751/1	Scaleber Fulling Mill Lane	Codicote	1	0	1	0	No	0	1
2016	13/02892/1	37 Tower Road	Codicote	1	0	1	1	Yes	1	0
2016	14/00004/1	Grey Shingles Pottersheath Road	Codicote	1	0	1	0	No	0	1
2016	14/01574/1	27 St Albans Road	Codicote	3	0	3	2	Part	2	1
2016	14/03373/1	Thistley View Thistley Lane	Gosmore	0	1	-1	0	No	0	-1
2016	14/03373/1	Thistley View Thistley Lane	Gosmore	1	0	1	0	No	0	1
2016	12/01077/1	22 Bridge Street	Hitchin	2	0	2	4	No	0	2
2016	12/01435/1	10 and 11 Sun Street	Hitchin	1	0	1	1	No	0	1
2016	12/01988/1	43-44 Bancroft	Hitchin	4	0	4	4	No	0	4
2016	13/00386/1	Manley Bungalow Pirton Road	Hitchin	1	0	1	1	No	0	1

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units
2016	13/03102/1	93 and 93a Bancroft	Hitchin	3	0	3	4	No	0	3
2016	14/00234/1	Wildwood Gosmore Road	Hitchin	0	1	-1	1	No	0	-1
2016	14/00263/1	3 Blackhorse Road	Hitchin	3	0	3	3	No	0	3
2016	14/01113/1	Greyfriars Hitchin Hill	Hitchin	2	0	2	1	No	0	2
2016	14/02502/1	Land at 11 Lindsay Avenue	Hitchin	1	0	1	1	Yes	1	0
2016	14/02505/1	R/o 26 Nightingale Road	Hitchin	1	0	1	1	No	0	1
2016	14/03033/1	29 Wymondley Road	Hitchin	1	0	1	1	Yes	1	0
2016	14/03416/1	43-44 Bancroft	Hitchin	1	0	1	1	No	0	1
2016	15/00177/1	Halls Yard Tilehouse Street	Hitchin	1	0	1	1	No	0	1
2016	15/01406/1	38 Bridge Street	Hitchin	1	0	1	1	No	0	1
2016	15/01980/1	Foundry Terrace Cooks Way	Hitchin	1	0	1	1	No	0	1
2016	15/02687/1PN	Land at 26 Bridge Street	Hitchin	1	0	1	1	No	0	1
2016	15/03040/1	61 Benslow Lane	Hitchin	0	1	-1	0	No	0	-1
2016	13/00439/1	New Ramerwick Farm Bedford Road	Ickleford	0	1	-1	0	No	0	-1
2016	13/00439/1	New Ramerwick Farm Bedford Road	Ickleford	1	0	1	0	No	0	1
2016	14/02298/1	Old Ramerick Manor Bedford Road	Ickleford	4	0	4	4	No	0	4
2016	14/01611/1PUD	Red Brick Cottage The Street	Kelshall	1	2	-1	-1	No	0	-1
2016	15/00159/1	6 Brownfield Way	Kimpton	1	0	1	0	No	0	1
2016	12/02794/1	115 and 117 London Road	Knebworth	1	0	1	1	No	0	1
2016	14/00747/1	8 Park Lane	Knebworth	4	0	4	4	Part	1	3
2016	14/00913/1	Land at 10 Deards Wood	Knebworth	1	0	1	1	Yes	1	0
2016	14/03372/1	39 Kimberley	Letchworth	1	0	1	1	No	0	1
2016	12/01745/1	Land Rear of Alswick Church Path	Little Wymondley	1	0	1	1	Yes	1	0
2016	15/01650/1	May Cottage Stevenage Road	Little Wymondley	0	1	-1	1	No	0	-1
2016	15/01562/1	Tithe Barn, Rectory Manor Shillington Road	Pirton	1	0	1	1	No	0	1
2016	12/00914/1	24 Kneesworth Street	Royston	3	0	3	3	No	0	3
2016	13/01022/1	28 High Street	Royston	2	0	2	2	No	0	2
2016	14/00473/1	Land Between 12 and 14 The Close	Royston	1	0	1	1	No	0	1
2016	14/01604/1	The White Bear Kneesworth Street	Royston	2	0	2	2	No	0	2
2016	14/02103/1	12 Melbourn Road	Royston	1	1	0	0	No	0	0
2016	14/02613/1	92 Green Drift	Royston	0	1	-1	1	No	0	-1
2016	14/02929/1	The White Bear Kneesworth Street	Royston	1	1	0	1	No	0	0
2016	15/00047/1	12 Angel Pavement	Royston	2	0	2	2	No	0	2
2016	15/00982/1	14 Newmarket Road	Royston	0	1	-1	0	No	0	-1
2016	15/01048/1	42 Heathfield Road	Royston	0	1	-1	0	No	0	-1
2016	15/01135/1EUD	56 Melbourn Road	Royston	1	0	1	1	No	0	1
2016	15/01270/1	47 Upper King Street	Royston	1	0	1	1	No	0	1
2016	10/00104/1	Land at Partridge Hall Farm Church End Green	Sandon	1	0	1	1	No	0	1
2016	13/03093/1	Southfield Cottages Broadfield	Sandon	2	0	2	0	No	0	2
2016	14/00478/1	Chequers Inn Rushden Road	Sandon	1	0	1	1	No	0	1
2016	14/02021/1	62 Kimpton Road Blackmore End	Kimpton	1	0	1	0	No	0	1
2016	14/02654/1	66 Kimpton Road Blackmore End	Kimpton	0	1	-1	0	No	0	-1
2016	13/00883/1	Lannock Manor Hitchin Road	Weston	0	1	-1	-1	No	0	-1
2016	15/02243/1	Bury Mead Maiden Street	Weston	0	1	-1	0	No	0	-1
2016	12/02830/1	Long Close Willian Road	Wymondley	1	0	1	1	No	0	1
2017	15/01058/1	Land south of St Marys Church and rear of 28, High Street, Hodwell,, Ashwell	Ashwell	1	0	1	1	No	0	1
2017	15/02116/1	Ashwell Post Office, 17, High Street, Ashwell, SG7 5NN	Ashwell	1	0	1	1	No	0	1
2017	12/00851/1	Land between, 10 & 19 Roman Lane, Baldock	Baldock	2	0	2	2	Yes	2	0
2017	15/00344/1	52B, Church Street, Baldock, SG7 5AF	Baldock	2	0	2	2	No	0	2
2017	15/01491/1	Land Rear Of 21, Whitehorse Street, Baldock	Baldock	2	0	2	0	No	0	2
2017	15/03038/1	17-19, Hitchin Street, Baldock, SG7 6AL	Baldock	0	2	-2	2	No	0	-2

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units
2017	11/02497/1	Garage House, Cambridge Road, Barkway, SG8 8BS	Barkway	3	0	3	3	No	0	3
2017	16/00847/1	Flint House, Cambridge Road, Barkway, SG8 8BP	Barkway	2	0	2	2	Yes	2	0
2017	12/02513/1	Mary Penny Close, Shaftenhoe End Road, Barley, SG8 8LE	Barley	0	1	-1	0	No	0	-1
2017	16/01142/1	50 St Albans Road, Codicote, SG4 8UT	Codicote	0	1	-1	1	No	0	-1
2017	16/02025/1EUD	Pheasant Cottage, Jacks Hill Farm, Jacks Hill, Graveley, SG4 7EQ	Graveley	1	0	1	1	No	0	1
2017	16/02026/1EUD	Nightingale Cottage, Jacks Hill Farm, Jacks Hill, Graveley, SG4 7EQ	Graveley	1	0	1	1	No	0	1
2017	15/02490/1	Grange Farm House, Mill Lane, Hexton, Hitchin, SG5 3HX	Hexton	1	0	1	1	Yes	1	0
2017	12/01122/1	34a Woolgrove Road, Hitchin, SG4 0AT	Hitchin	1	0	1	1	No	0	1
2017	13/03044/1	R/O, 46-48 Bradleys Corner, Hitchin, SG4 0PR	Hitchin	2	0	2	2	Yes	2	0
2017	14/00026/1	3 Tilehouse Street, Hitchin, SG5 2DW	Hitchin	1	0	1	1	No	0	1
2017	14/01944/1	Land at, Windmill Hill House, Highbury Road, Hitchin, SG4 9RT	Hitchin	1	0	1	1	Yes	1	0
2017	15/00330/1	12b, Bucklersbury, Hitchin, SG5 1BB	Hitchin	1	0	1	1	No	0	1
2017	15/00363/1	36, Brampton Park Road, Hitchin, SG5 1XF	Hitchin	0	1	-1	1	No	0	-1
2017	15/00507/1	23, Cranborne Avenue, Hitchin, SG5 2BS	Hitchin	1	1	0	0	No	0	0
2017	15/01004/1PN	First Floor, 133, Cambridge Road, Hitchin, SG4 0JH	Hitchin	1	0	1	1	No	0	1
2017	15/01161/1	42, Bedford Road, Hitchin, SG5 2TY	Hitchin	1	0	1	1	No	0	1
2017	15/02190/1	Land Adjacent to 1 Dale Close, Hitchin, SG4 9AS	Hitchin	1	0	1	1	Yes	1	0
2017	15/02291/1	Land to r/o Sunnybanks, Offley Road, Hitchin, SG5 2AZ	Hitchin	1	0	1	1	Yes	1	0
2017	15/02576/1PN	14/15 High Street, Hitchin, SG5 1AT	Hitchin	4	0	4	4	No	0	4
2017	15/02665/1	13 Bedford Road, Hitchin, SG5 2TP	Hitchin	1	0	1	1	No	0	1
2017	15/02775/1	35 Franklin Gardens, Hitchin, SG4 0BS	Hitchin	1	0	1	1	Yes	1	0
2017	15/02820/1	Our Lady and St Andrews RC Church, 16 Nightingale Road, Hitchin, SG5 1QS	Hitchin	0	1	-1	1	No	0	-1
2017	15/03028/1	Land at 25 St Michaels Mount, Hitchin, SG4 0DH	Hitchin	1	0	1	1	Yes	1	0
2017	15/03040/1	61 Benslow Lane, Hitchin, SG4 9QZ	Hitchin	1	0	1	0	No	0	1
2017	16/00016/1	Land at The Orchard, William Road, Hitchin, SG4 0LX	Hitchin	1	0	1	1	No	0	1
2017	16/00778/1	31 Oakfield Avenue, Hitchin, SG4 9JD	Hitchin	1	1	0	0	No	0	0
2017	16/01110/1	The Sir John Barleycorn, Oughton Head Way, Hitchin, SG5 2JZ	Hitchin	0	1	-1	4	No	0	-1
2017	16/01786/1	88 Tilehouse Street, Hitchin, SG5 2DU	Hitchin	1	1	0	0	No	0	0
2017	16/02431/1	ground floor, 94-96 Cambridge Road, Hitchin, SG4 0JH	Hitchin	1	0	1	1	No	0	1
2017	16/02982/1	103 Wymondley Road, Hitchin, SG4 9PX	Hitchin	1	0	1	1	No	0	1
2017	13/02845/1	Land Adjacent Orchard Cottage, Pirton Road, Holwell, SG5 3SR	Holwell	3	0	3	3	No	0	3
2017	15/02127/1	Land between 10 and 11, Wyatt Close, Ickleford, SG5 3XY	Ickleford	2	0	2	2	Yes	1	1
2017	16/01262/1EUD	Pestol Farm, Lower Green, Ickleford, SG5 3TU	Ickleford	1	0	1	1	No	0	1
2017	14/02654/1	66 Kimpton Road, Blackmore End, AL4 8LH	Kimpton	1	0	1	0	No	0	1
2017	15/01054/1	23, Blackmore Way, Blackmore End, AL4 8LJ	Kimpton	0	1	-1	0	No	0	-1
2017	13/02981/1	Land rear of The Cottages, Nup End Green, Park Lane, Old Knebworth, SG3 6QH	Knebworth	1	0	1	1	Yes	1	0
2017	14/00010/1	Site of former 146, Park Lane, Old Knebworth, SG3 6PP	Knebworth	1	0	1	1	No	0	1
2017	14/01228/1	15 Gun Lane, Knebworth, SG3 6BH	Knebworth	2	0	2	1	No	0	2
2017	15/00369/1	Land to the rear of 23 and 25, Wadnall Way, Knebworth, SG3 6DU	Knebworth	2	0	2	2	Part	1	1
2017	15/02213/1	Trees, Deards End Lane, Knebworth, SG3 6NL	Knebworth	1	0	1	1	No	0	1
2017	16/02023/1	The Coach House, London Road, Langley, Hitchin, SG4 7PP	Langley	0	1	-1	4	No	0	-1
2017	13/01590/1	39-43, Leys Avenue, Letchworth Garden City, SG6 3EE	Letchworth	3	0	3	3	No	0	3
2017	14/01017/1	37 Kimberley, Letchworth Garden City, SG6 4RA	Letchworth	1	0	1	1	Yes	1	0
2017	15/01039/1PN	Unit 1B, Shaftesbury Industrial Estate, Icknield Way, Letchworth Garden City, SG6 1HE	Letchworth	2	0	2	2	No	0	2
2017	16/00892/1	William Post Office, William, SG6 2AE	Letchworth	0	1	-1	-1	No	0	-1
2017	15/02957/1	Lodge Cottages, Lilley Bottom, Lilley, Luton, LU2 8NH	Lilley	2	1	1	1	No	0	1
2017	16/01607/1	Meadow View, West Street, Lilley, LU2 8LH	Lilley	0	1	-1	0	No	0	-1
2017	14/02679/1	Meadow Croft, Mangrove Road, Cockernhoe, LU2 8QD	Offley (Cockernhoe)	1	0	1	1	No	0	1
2017	15/01838/1	Pool House at, 3 Crunnells Green, Preston, SG4 7UQ	Preston	1	0	1	1	No	0	1

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units
2017	14/02613/1	92 Green Drift, Royston, SG8 5BT	Royston	2	0	2	1	Yes	2	0
2017	15/00460/1	1-3, Lower King Street, Royston, SG8 5AJ	Royston	3	0	3	3	No	0	3
2017	15/00839/1	Land adjacent to 14, Bannister Gardens, Royston	Royston	1	0	1	1	Yes	1	0
2017	15/03090/1	The Bourne, 2 Gower Road and, land rear of 15 Old North Road, Royston, SG8 5DU	Royston	1	0	1	1	Yes	1	0
2017	16/00008/1	10A, Angel Pavement, Royston, SG8 9AS	Royston	1	0	1	1	No	0	1
2017	16/00292/1EUD	2A Coombelands, Royston, SG8 7DW	Royston	1	0	1	1	No	0	1
2017	16/00299/1	9 Baldock Street, Royston, SG8 5AY	Royston	1	0	1	1	No	0	1
2017	16/00390/1	26a High Street, Royston, SG8 9AG	Royston	1	0	1	1	No	0	1
2017	16/01114/1	56 Melbourn Road, Royston, SG8 7DF	Royston	0	1	-1	0	No	0	-1
2017	16/01439/1	5 Heathfield, Royston, SG8 5BN	Royston	0	1	-1	1	No	0	-1
2017	14/00234/1	Wildwood, Gosmore Road, Hitchin, SG4 9AT	St Ippolyts	2	0	2	1	No	0	2
2017	15/00915/1	Barn adjacent to Brookend Farm House, Stevenage Road, St Ippolyts	St Ippolyts	1	0	1	1	No	0	1
2017	14/03156/1	Fairclough Hall Farm, Halls Green, Weston, SG4 7DP	Weston	1	0	1	1	No	0	1
2017	15/02243/1	Bury Mead, Maiden Street, Weston, SG4 7DL	Weston	1	0	1	0	No	0	1
2017	15/01650/1	May Cottage, Stevenage Road, Little Wymondley, SG4 7HY	Wymondley	2	0	2	1	No	0	2
Totals				477	97	380			79	301

Appendix 2: Analysis of larger windfall sites

Monitoring year ending	Application reference	Address	Town / Parish	Gain in year	Loss in year	Net in year	Site total (net)	Garden land	Garden land units	Non Garden Land Units	Reliable source?	Windfall units	Reasons
2012	09/01869/1	72 & 74 South Road	Baldock	10	0	10	14	Part	4	6	Yes	6	Policy compliant - in settlement
2012	09/02165/1	30 and 31 Tristram Road	Hitchin	0	2	-2	17	Part	0	-2	Yes	-2	Policy compliant - in settlement
2012	10/00065/1	Land adjacent The Green Man Hitchin Road	Wymondley	6	0	6	6	No	0	6	Yes	6	Policy compliant - rural
2013	10/00761/1	Land at the rear of, California,	Baldock	10	0	10	10	No	0	10	Yes	10	Policy compliant - in settlement
2013	10/02669/1	Land at 22 Wheatsheaf Meadows	Barkway	10	0	10	10	No	0	10	Yes	10	Policy compliant - in settlement
2013	09/02165/1	30 and 31 Tristram Road	Hitchin	17	0	17	17	Part	4	13	Yes	13	Policy compliant - in settlement
2013	10/02796/1	85 Tilehouse Street	Hitchin	3	1	2	6	No	0	2	Yes	2	Policy compliant - in settlement
2013	10/03032/1	271 Bedford Road	Hitchin	0	1	-1	8	Part	0	-1	Yes	-1	Policy compliant - in settlement
2014	10/02640/1	31a Hitchin Street and Park Street	Baldock	13	0	13	13	No	0	13	Yes	13	Policy compliant - in settlement
2014	09/02366/1	Data Centre, Unit 6&& Sharps Way	Hitchin	32	0	32	32	No	0	32	No	0	Designated employment area
2014	10/03032/1	271 Bedford Road	Hitchin	8	0	8	8	Part	6	2	Yes	2	Policy compliant - in settlement
2014	11/00694/1	Lyon Court Walsworth Road	Hitchin	35	0	35	35	No	0	35	Yes	35	Office to resi conversion
2014	11/02263/1	Ladygrove Court Hitchwood Lane	Preston	10	0	10	10	No	0	10	Yes	10	Office to resi conversion
2015	11/01101/1	The Old Meeting House Meeting House Lane	Baldock	7	0	7	7	No	0	7	Yes	7	Office to resi conversion
2015	13/00275/1	54 High Street	Baldock	6	0	6	8	No	0	6	Yes	6	Policy compliant - in settlement
2015	12/01271/1	St Andrews house St Andrews Place	Hitchin	0	30	-30	-17	No	0	-30	Yes	-30	Resi to resi scheme (net loss)
2015	13/01756/1PN	Townsend House, 91-96 Hermitage Road	Hitchin	24	0	24	24	No	0	24	Yes	24	Office to resi conversion
2015	13/00959/1	Probyn House Lloyd Way	Kimpton	0	21	-21	-11	No	0	-21	Yes	-21	Resi to resi scheme (net loss)
2015	13/00869/1	11 Arena Parade and 29 Eastcheap	Letchworth	4	0	4	5	No	0	4	No	0	Within Letchworth TC Broad Location
2015	13/01136/1	Radwell Grange Farm Barns Great North Road	Radwell	2	0	2	6	No	0	2	Yes	2	Policy compliant - rural
2015	13/01136/1	Radwell Grange Farm Barns Great North Road	Radwell	4	0	4	6	No	0	4	Yes	4	Policy compliant - rural
2015	13/00025/1	50-52 High Street	Royston	11	0	11	11	No	0	11	Yes	11	Policy compliant - in settlement
2016	14/00336/1	Land adjacent to Walkdens	Ashwell	11	0	11	15	No	0	11	No	0	In Rural Area Beyond Green Belt
2016	13/00275/1	54 High Street	Baldock	2	0	2	8	No	0	2	Yes	2	Policy compliant - in settlement
2016	13/01992/1	The Node Conference and Training Centre Hitchin Road	Codicote	3	0	3	16	No	0	3	Yes	3	Policy compliant - rural
2016	14/02639/1	65 and land at 67 Codicote Road	Codicote	2	0	2	12	Part	0	2	Yes	2	Policy compliant - rural
2016	10/02796/1	85 Tilehouse Street	Hitchin	1	0	1	6	No	0	1	Yes	1	Policy compliant - in settlement
2016	12/01271/1	St Andrews House St Andrews Place	Hitchin	13	0	13	-17	No	0	13	Yes	13	Resi to resi scheme (net loss)
2016	13/00959/1	Probyn House Lloyd Way	Kimpton	10	0	10	-11	No	0	10	Yes	10	Resi to resi scheme (net loss)
2016	14/01967/1	22 Kneesworth Street	Royston	6	0	6	6	No	0	6	Yes	6	Policy compliant - in settlement
2016	14/02010/1	The North Star, 1 Old North Road	Royston	0	1	-1	19	No	0	-1	Yes	-1	Policy compliant - in settlement
2016	14/02010/1	The North Star Old North Road	Royston	19	0	19	19	No	0	19	Yes	19	Policy compliant - in settlement
2017	14/00336/1	Land adjacent to, Walkdens, Ashwell Street, Ashwell	Ashwell	4	0	4	15	No	0	4	No	0	In Rural Area Beyond Green Belt
2017	14/02932/1	Sunnymead Farm, Station Road, Ashwell, SG7 5RN	Ashwell	6	0	6	6	No	0	6	Yes	6	Policy compliant - rural
2017	15/01646/1PN	Tannery House, 23 High Street, Baldock, SG7 6BE	Baldock	7	0	7	7	No	0	7	Yes	7	Office to resi conversion
2017	15/01684/1	Highfield Farm, Burrs Lane, Barkway, Royston, SG8 8EP	Barkway	6	0	6	6	No	0	6	No	0	In Rural Area Beyond Green Belt
2017	13/01992/1	The Node Conference Anrd Taining Centre, Hitchin Road, Codicote, Hitchin, SG4 8TL	Codicote	13	0	13	16	No	0	13	Yes	13	Policy compliant - rural
2017	14/02639/1	65 and land at 67 Codicote Road, Welwyn, AL6 9TY	Codicote	10	0	10	12	Part	1	9	Yes	9	Policy compliant - rural
2017	15/01916/1	91 & 92, Bancroft, Hitchin, SG5 1NQ	Hitchin	5	0	5	5	No	0	5	Yes	5	Office to resi conversion
2017	14/01058/1	111, London Road, Knebworth, SG3 6HD	Knebworth	26	0	26	26	No	0	26	Yes	26	Policy compliant - in settlement
2017	14/02226/1	Bulwer Lytton House, Lytton Fields, Knebworth, SG3 6DW	Knebworth	13	0	13	13	No	0	13	Yes	13	Policy compliant - in settlement
2017	15/00527/1	11-13, Baldock Street, Royston, SG8 5AY	Royston	9	0	9	9	No	0	9	Yes	9	Policy compliant - in settlement
2017	15/01639/1	Land rear of, 4 Kneesworth Street, Royston, SG8 5AA	Royston	5	0	5	5	No	0	5	Yes	5	Policy compliant - in settlement
2017	14/03341/1	Oakfields Farm, Stevenage Road, Hitchin, SG4 7JX	St Ippolyts	3	0	3	8	No	0	3	Yes	3	Policy compliant - rural
Totals				386	56	330			15	315		258	

Appendix 3: Revised North Hertfordshire Housing Trajectory - 1 April 2017

Amendments to trajectory contained in ED3 shown shaded red

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
	Completions 1 April 2011 - 31 March 2017	Unspecified		1994	384	291	259	180	341	539														1994	
	Permissions at 1 April 2017																								
RY2	Land east of Garden Walk and north of, Newmarket Road, North Hertfordshire College, Willian Road, Hitchin, SG4 0LS	Royston Hitchin		330 85								43	42	50	100	100	80							330 85	
	Land Adjacent To Elm Tree Farm, Hambridge Way, Pirton	Pirton		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, SG4 7HT	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 7HT	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 City	Letchworth		18								8	7	3										18	
	Block B, Latchmore Court, Brand Street, Hitchin, SG5 1HX	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, Hitchin	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, Blackhorses	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	
	Known sites at 1 April 2017 with permission granted since																							0	
	Odyssey Health Club	Knebworth		70									0	35	35									70	
	Proposed local plan sites																							0	
AS1	Land west of Claybush Road	Ashwell	1.7	33								0	0	16	17									33	
BA1	North of Baldock	Baldock	142.4	2500										0	100	150	275	275	275	275	275	275	300	300	2500
BA2	Land off Clothall Road (Clothall parish)	Baldock	6.8	200										0	50	50	50	50						200	
BA3	South of Clothall Common (Clothall parish)	Baldock	13.3	200										0	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						0		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	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	24						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										0	100	100	100	100	100	100	100	100		700	
HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin	3.4	84											28	28	28							84	
HT3	Land south of Oughtonhead Lane	Hitchin	1.9	46																			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	18															18					18	
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						0	0	40	
IC3	Land at Bedford Road	Ickleford	9.6	150												50	50	50	0	0				150	
KM3	Land north of High Street	Kimpton	0.7	13											0							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	45	45	4	184
KB3	Chas Lowe, London Road	Knebworth	0.4	14												0	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	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									45	
LG5	Land at Birds Hill	Letchworth	1.1	86													0			40			46	86	
LG6	Land off Radburn Way	Letchworth	1.3	27										0	27									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										10	
LG14	Nursery, Icknield Way	Letchworth	0.4	8										8										8	
LG15	Garages, Icknield Way	Letchworth	0.7	25																					

Appendix M4 – 3

ED78: Note on previously developed land (PDL) target

Note to Inspector

Policy SP8(d) - Previously Developed Land target

The Inspector has requested that NHDC provide additional information setting out the calculation of the target set in Policy SP8(d) of the submitted plan for the completion of 20% of new homes over the plan period on previously developed land (PDL) (LP1, p.47)¹.

The tables on the following pages provide this information.

Table A sets out the calculation of anticipated completions over the plan period on PDL based upon the trajectory contained in the submitted plan (LP1, p.223 based upon the detailed information in Appendix 3 of HOU1). This demonstrates that 20% of new homes are anticipated on PDL as per the target in Policy SP8.

Table B sets out an updated calculation based on the updated monitoring information and trajectory at 1 April 2017 as shown in ED3. This demonstrates that 20% of new homes are still anticipated on PDL.

At the hearing sessions, the Inspector indicated that he was minded to exclude the allowance for 500 homes that both trajectories contain for the period after 2026 on sites to be identified through a future review of the plan. The trajectories assume that these 500 homes will not be on PDL. Excluding this allowance would raise the proportion of anticipated development on PDL to 21%.

¹ The definition of Previously Developed Land is contained in the Glossary of the submitted plan (LP1, p.244). This, in turn, replicates the definition found in Annex 2 of the National Planning Policy Framework (p.55).

Table A: Submitted Local Plan (LP1) - calculation of PDL target

LP Ref	Address	Town / parish	Total	PDL?	
	Completions 1 April 2011 - 31 March 2016	Unspecified	1,455	part	988
	Permissions at 1 April 2016				
	Former Factory Site, Blackhorse Road	Letchworth	115	yes	115
	Site A, Land South of A505 and adj Yeats Close	Royston	89	no	0
	Garden Square Shopping Centre, Leys Avenue, Letchworth Garden City, SG6	Letchworth	45	yes	45
	Land at Ivy Farm, Baldock Road	Royston	44	no	0
	The Maltings, Green Drift	Royston	36	yes	36
	Land East Of Luton Road	Offley	34	no	0
	Land at John Barker Place	Hitchin	33	yes	33
	Land Rear Of 117-151 High Street, Lloyd Way	Kimpton	31	yes	31
	Hitchin Cricket & Hockey Ground, Lucas Lane	Hitchin	27	no	0
	111 London Road, Knebworth	Knebworth	26	yes	26
	20-22 Station Road	Letchworth	25	yes	25
	Block A, Latchmore Court	Hitchin	19	yes	19
	Dorchester House, Station Parade	Letchworth	18	yes	18
	Hitchin Hospital, Talbot Street	Hitchin	18	yes	18
	The Node Conference And Training Centre	Codicote	14	part	13
	16A The Paddock	St Ippolyts	14	yes	14
	Hitchin Delivery Office, 90 Hermitage Road	Hitchin	13	yes	13
	Block B, Latchmore Court	Hitchin	13	yes	13
	Bulwer Lytton House, Lytton Fields	Knebworth	13	yes	13
	The Farmyard, Brickyard Lane	Reed	12	yes	12
	Kingsfield, Hadrian Way	Baldock	12	yes	12
	10 Burns Road	Royston	11	yes	11
	65 and land at 67 Codicote Road	Codicote	10	no	0
	Small sites (<10 units)	Hitchin	86	part	79
	Small sites (<10 units)	Letchworth	37	part	35
	Small sites (<10 units)	Baldock	24	part	21
	Small sites (<10 units)	Royston	51	part	42
	Small sites (<10 units)	Unspecified	162	part	90
	Identified sites with permission granted since 1 April 2016				
	Works, Station Road / Adj Raban Court, Royston Road*	Baldock	50	yes	50
	Centre for the Arts, William Road	Hitchin	85	yes	85
	Holwell Turn, West Lane	Pirton	70	no	0
	Proposed local plan sites				
AS1	Land west of Claybush Road	Ashwell	33	no	0
BA1	North of Baldock	Baldock	2,500	no	0
BA2	Land off Clothall Road (Clothall parish)	Baldock	200	no	0
BA3	South of Clothall Common (Clothall parish)	Baldock	200	no	0
BA4	East of Clothall Common	Baldock	95	no	0
BA5	Land off Yeomanry Drive	Baldock	25	no	0
BA6	Land at Icknield Way	Baldock	26	yes	26
BA7	Rear of Clare Crescent	Baldock	20	no	0
BA11	Deans Yard, South Road	Baldock	20	yes	20
BK1	Land off Cambridge Road	Barkway	13	no	0
BK2	Land off Windmill Close	Barkway	20	no	0
BK3	Land between Cambridge Road & Royston Road	Barkway	140	no	0
CD1	Land south of Cowards Lane	Codicote	73	no	0
CD2	Codicote Garden Centre, High Street (south)	Codicote	54	yes	54
CD3	Land north east of The Close	Codicote	48	no	0
CD5	Land south of Heath Road	Codicote	140	no	0
GR1	Land at Milksey Lane (north)	Graveley	8	no	0
HT1	Highover Farm, Stotfold Road	Hitchin	700	no	0
HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin	84	no	0
HT3	Land south of Oughtonhead Lane	Hitchin	46	no	0
HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin	16	no	0
HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin	53	no	0
HT8	Industrial area, Cooks Way	Hitchin	50	yes	50
HT10	Former B&Q	Hitchin	60	yes	60
IC1	Land off Duncots Close	Ickleford	9	no	0
IC2	Burford Grange, Bedford Road	Ickleford	40	no	0
IC3	Land at Bedford Road	Ickleford	150	no	0
KM3	Land north of High Street	Kimpton	13	no	0
KW1	Allotments west of The Heath, Breachwood Green	King's Walden	16	no	0
KB1	Land at Deards End	Knebworth	200	no	0
KB2	Land at Gypsy Lane	Knebworth	184	no	0
KB3	Chas Lowe, London Road	Knebworth	14	yes	14
KB4	Land east of Knebworth	Knebworth	200	no	0
LG1	Letchworth North	Letchworth	900	no	0
LG3	Land east of Kristiansand Way	Letchworth	120	no	0
LG4	Land north of former Norton School, Norton Road	Letchworth	45	no	0
LG5	Land at Birds Hill	Letchworth	86	yes	86
LG6	Land off Radburn Way	Letchworth	35	part	11
LG8	Pixmore Centre, Pixmore Avenue,	Letchworth	80	yes	80
LG9	Former Lannock School	Letchworth	45	part	15
LG10	Former Norton School playing field, Croft Lane	Letchworth	37	no	0
LG13	Glebe Road industrial estate	Letchworth	10	yes	10
LG14	Nursery, Icknield Way	Letchworth	8	yes	8

LP Ref	Address	Town / parish	Total	PDL?	
LG15	Garages, Icknield Way	Letchworth	25	yes	25
LG16	Foundation House	Letchworth	47	yes	47
LG17	Hamonte	Letchworth	30	yes	30
LG18	Former Depot, Icknield Way	Letchworth	55	yes	55
LS1	Land at Ramerick	Ickleford	120	no	0
EL1	Luton East (west)	Luton (adjoining)	1,050	no	0
EL2	Luton East (east)	Luton (adjoining)	350	no	0
EL3	Land north east of Luton	Luton (adjoining)	700	no	0
PR1	Land east of Butchers Lane	Preston	21	no	0
RD1	Land at Blacksmiths Lane	Reed	22	no	0
RY1	Land west of Ivy Farm, Baldock	Royston	279	no	0
RY2	Land north of Newmarket Road (north)*	Royston	330	no	0
RY4	Land north of Lindsay Close	Royston	40	no	0
RY5	Agricultural supplier, Garden Walk	Royston	20	yes	20
RY7	Anglian Business Park, Orchard Road	Royston	48	yes	48
RY8	Land at Lumen Road	Royston	14	yes	14
RY10	Land south of Newmarket Road	Royston	300	no	0
RY11	Land at Barkway Road	Royston	18	no	0
SI1	Land south of Waterdell Lane (north)	St Ippolyts	40	no	0
SI2	Land south of Stevenage Road	St Ippolyts	12	no	0
SP2	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	41	no	0
GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)	330	no	0
GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)	600	no	0
NS1	Stevenage North	Stevenage (adjoining)	900	no	0
TH1	Police Row (east)	Therfield	12	no	0
WE1	Land off Hitchin Road	Weston	40	no	0
WY1	Land south of Little Wymondley	Wymondley	300	no	0
	Broad locations and windfalls				
	Broad locations (1) - Letchworth Town Centre	Letchworth	50	yes	50
	Broad locations (2) - sites to be identified for development post-2026 at review	Unspecified	500	no	0
	Windfalls (1) - small sites	Unspecified	600	part	300
	Windfalls (2) - large PDL sites	Unspecified	500	yes	500
	Total		16,902		3,380
					20%

Table B: Updated calculation of PDL target at 1 April 2017 (ED3)

Plan ref	Address	Town / parish	Homes	PDL?	
	Completions 1 April 2011 - 31 March 2017	Unspecified	1994	part	1,303
	Permissions at 1 April 2017				
RY2	Land east of Garden Walk and north of, Newmarket Road, Garden Walk, Royston	Royston	330	no	0
	North Hertfordshire College, William Road, Hitchin, SG4 0LS	Hitchin	85	yes	85
	Land Adjacent To Elm Tree Farm, Hambridge Way, Pirton	Pirton	78	no	0
	Land fronting Station Road and, Royston Road, Baldock	Baldock	50	yes	50
	Garden Square Shopping Centre, Leys Avenue, Letchworth Garden City	Letchworth	45	yes	45
	Land at John Barker Place, Westmill Estate, Hitchin	Hitchin	33	yes	33
	Hitchin Cricket and Hockey Ground, Lucas Lane, Hitchin, SG5 2JA	Hitchin	27	no	0
	20-22 Station Road, Letchworth Garden City, SG6 3BG	Letchworth	25	yes	25
RY5	Weatherhead Mark Ltd., Garden Walk, Royston, SG8 7HT	Royston	19	yes	19
	Hitchin Hospital, Talbot Street, Hitchin, SG5 2QU	Hitchin	18	yes	18
	Land East Of Cooks Way, Cambridge Road, Hitchin	Hitchin	18	yes	18
	Dorchester House, Station Parade, Letchworth Garden City, SG6 3AW	Letchworth	18	yes	18
	Block B, Latchmore Court, Brand Street, Hitchin, SG5 1HX	Hitchin	13	yes	13
	Kingsfield, Hadrian Way, Baldock, SG7 6AN	Baldock	12	yes	12
	The Farmyard, Brickyard Lane, Reed	Reed	12	no	0
	Minsden Elderly Persons Home, Wratten Road West, Hitchin, SG5 2AU	Hitchin	11	yes	11
	The Nightingale, 89 Nightingale Road, Hitchin, SG5 1RL	Hitchin	11	yes	11
	10, Burns Road, Royston, SG8 5PT	Royston	11	yes	11
	Former Factory Site, Land on the north west side, Blackhorse Road, Letchworth Garden City	Letchworth	10	yes	10
	16A The Paddock, Hitchin	St Ippolyts	7	no	0
	Small sites (<10 unit) - Baldock	Baldock	21	part	20
	Small sites (<10 unit) - Hitchin	Hitchin	105	part	97
	Small sites (<10 unit) - Letchworth	Letchworth	38	part	35
	Small sites (<10 unit) - Royston	Royston	54	part	35
	Small sites (<10 unit) - Villages	Unspecified	150	part	76
	Known sites at 1 April 2017 with permission granted since				
	Odyssey Health Club	Knebworth	70	yes	70
	Proposed local plan sites				
AS1	Land west of Claybush Road	Ashwell	33	no	0
BA1	North of Baldock	Baldock	2500	no	0
BA2	Land off Clothall Road (Clothall parish)	Baldock	200	no	0
BA3	South of Clothall Common (Clothall parish)	Baldock	200	no	0
BA4	East of Clothall Common	Baldock	95	no	0
BA5	Land off Yeomanry Drive	Baldock	25	no	0
BA6	Land at Icknield Way	Baldock	26	yes	26
BA7	Rear of Clare Crescent	Baldock	20	no	0
BA11	Deans Yard, South Road	Baldock	20	yes	20
BK1	Land off Cambridge Road	Barkway	12	no	0
BK2	Land off Windmill Close	Barkway	20	no	0
BK3	Land between Cambridge Road & Royston Road	Barkway	140	no	0
CD1	Land south of Cowards Lane	Codicote	73	no	0
CD2	Codicote Garden Centre, High Street (south)	Codicote	54	yes	54
CD3	Land north east of The Close	Codicote	48	no	0
CD5	Land south of Heath Lane	Codicote	140	no	0
GR1	Land at Milksey Lane (north)	Graveley	8	no	0
HT1	Highover Farm, Stotfold Road	Hitchin	700	no	0
HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin	84	no	0
HT3	Land south of Oughtonhead Lane	Hitchin	46	no	0
HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin	16	no	0
HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin	53	no	0
HT8	Industrial area, Cooks Way	Hitchin	50	yes	50
HT10	Former B&Q	Hitchin	60	yes	60
IC1	Land off Duncots Close	Ickleford	9	no	0
IC2	Burford Grange, Bedford Road	Ickleford	40	no	0
IC3	Land at Bedford Road	Ickleford	150	no	0
KM3	Land north of High Street	Kimpton	13	no	0
KW1	Allotments west of The Heath, Breachwood Green	King's Walden	16	no	0
KB1	Land at Deards End	Knebworth	200	no	0
KB2	Land at Gypsy Lane	Knebworth	184	no	0
KB3	Chas Lowe, London Road	Knebworth	14	yes	14
KB4	Land east of Knebworth	Knebworth	200	no	0
LG1	Letchworth North	Letchworth	900	no	0
LG3	Land east of Kristiansand Way	Letchworth	120	no	0
LG4	Land north of former Norton School, Norton Road	Letchworth	45	no	0
LG5	Land at Birds Hill	Letchworth	86	yes	86
LG6	Land off Radburn Way	Letchworth	27	part	11
LG8	Pixmore Centre, Pixmore Avenue,	Letchworth	80	yes	80
LG9	Former Lannock School	Letchworth	45	part	15
LG10	Former Norton School playing field, Croft Lane	Letchworth	37	no	0
LG13	Glebe Road industrial estate	Letchworth	10	yes	10
LG14	Nursery, Icknield Way	Letchworth	8	yes	8
LG15	Garages, Icknield Way	Letchworth	25	yes	25
LG16	Foundation House	Letchworth	47	yes	47
LG17	Hamonte	Letchworth	32	yes	30
LG18	Former Depot, Icknield Way	Letchworth	55	yes	55
LS1	Land at Ramerick	Lower Standon (Ickle	120	no	0
EL1	Luton East (west)	Luton (adjoining)	1050	no	0
EL2	Luton East (east)	Luton (adjoining)	350	no	0
EL3	Land north east of Luton	Luton (adjoining)	700	no	0
PR1	Land east of Butchers Lane	Preston	21	no	0
RD1	Land at Blacksmiths Lane	Reed	22	no	0
RY1	Land west of Ivy Farm, Baldock	Royston	279	no	0
RY2	Land north of Newmarket Road (north)	Royston	0		
RY4	Land north of Lindsay Close	Royston	100	no	0

Plan ref	Address	Town / parish	Homes	PDL?	
RY5	Agricultural supplier, Garden Walk	Royston	0		
RY7	Anglian Business Park, Orchard Road	Royston	48	yes	48
RY8	Land at Lumen Road	Royston	14	yes	14
RY10	Land south of Newmarket Road	Royston	300	no	0
RY11	Land at Barkway Road	Royston	18	no	0
SI1	Land south of Waterdell Lane (north)	St Ippolyts	40	no	0
SI2	Land south of Stevenage Road	St Ippolyts	12	no	0
SP2	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	41	no	0
GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)	330	no	0
GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)	600	no	0
NS1	Stevenage North	Stevenage (adjoining)	900	no	0
TH1	Police Row (east)	Therfield	12	no	0
WE1	Land off Hitchin Road	Weston	40	no	0
WY1	Land south of Little Wymondley	Wymondley	300	no	0
Broad locations and windfalls					
	Broad locations (1) - Letchworth Town Centre	Letchworth	50	yes	50
	Broad locations (2) - sites to be identified for development post-2026 at review	Unspecified	500	no	0
	Windfalls (1) - small sites	Unspecified	560	part	280
	Windfalls (2) - large sites	Unspecified	430	yes	430
Total			17068		3,428
<i>Cumulative total since 2011</i>					20%

Appendix M4 – 4

ED42: Note on 5-Year Housing Land Supply Scenarios

Note to Inspector**5 Year Housing Land Supply Scenarios**

The Inspector has requested that NHDC provide tables setting out the anticipated 5 Year Housing Land Supply position under both the Liverpool and Sedgefield approaches to addressing plan period shortfalls in housing delivery; the tables should also address the impact of the stepped approach to annual housing targets. The completions and housing trajectory on which these calculations are based are as shown in Examination Document ED3: Housing Background Paper 2017 Update.

Figure 1 Sedgefield approach with no stepped housing requirement

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	4,800
D	Shortfall against target at 1 April 2017 (B – C)	-2,806
E	Target 1 April 2017 to 31 March 2022	4,000
F	Shortfall to be addressed in five-year period (Sedgefield method) (-D)	2,806
G	Buffer to be applied	+20%
H	Total five-year requirement (E + F) * G	8,167
I	Projected delivery 1 April 2017 to 31 March 2022	4,412
J	Years land supply (I / H) * 5	2.7

Figure 2 Liverpool approach with no stepped housing requirement

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	4,800
D	Shortfall against target at 1 April 2017 (B – C)	-2,806
E	Target 1 April 2017 to 31 March 2022	4,000
F	Shortfall to be addressed in five-year period (Liverpool method) (-D * (5 / 14))	1,002
G	Buffer to be applied	+20%
H	Total five-year requirement (E + F) * G	6,003
I	Projected delivery 1 April 2017 to 31 March 2022	4,412
J	Years land supply (I / H) * 5	3.7

Figure 3 Sedgefield approach with stepped housing requirement

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 (Sedgefield method) (-D)	1,006
G	Buffer to be applied	+20%
H	Total five-year requirement (E + F) * G	4,927
I	Projected delivery 1 April 2017 to 31 March 2022	4,412
J	Years land supply (I / H) * 5	4.5

Figure 4 Liverpool approach with stepped housing requirement (as set out within the submitted Local Plan)

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