

PLANNING APPEAL - STATEMENT OF CASE

Land to the East of Old Hale Way, Hitchin, Hertfordshire

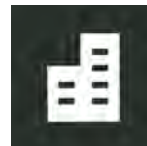
Job Ref: 20/032

Date: March 2025



Prepared by Tom Donovan BA (Hons), MA, MRTPI on behalf of

PETER GEORGE TOWN PLANNING



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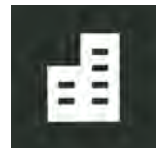


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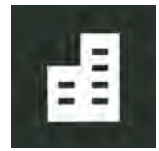
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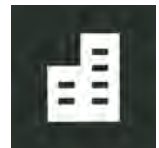


Section 1: Introduction & Background

Introduction

- 1.1 Peter George Town Planning has been instructed by Mr Parker (the Appellant) to submit an appeal on their behalf against the decision of North Hertfordshire District Council (the Council) for their refusal to grant planning permission.
- 1.2 Application reference 24/02009/FP was refused by the Council by notice (attached as **Appendix 1**) dated 28 November 2024 for the following reasons:

“1. The application site is within an area designated in the North Hertfordshire District Local Plan 2011 - 2031 as Green Belt, within which there is a presumption against inappropriate development unless very special circumstances can be demonstrated. In the view of the Local Planning Authority, the proposal would not comply with any of the exemption criteria to inappropriate development in paragraphs 155 of the NPPF. The proposal would conflict with purposes a), b) and c) of the Green Belt, set out under paragraph 143 of the NPPF. The proposal



would be contrary to the fundamental aim of the Green Belt which is to maintain openness, giving rise to moderate harm to spatial openness and substantial harm to visual openness, contrary to paragraph 142 of the NPPF. The material considerations or benefits identified by the applicant are limited and do not constitute very special circumstances that clearly outweighs the harm to the Green Belt by reason of inappropriateness and other harms, including harm to the openness of the Green Belt. The proposal is therefore contrary to Policy SP5 of the Local Plan 2011-2031 and Section 13 of the NPPF.”

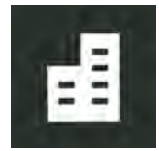
- 1.3 The appellant considers that the Council erred in refusing the planning application and the reasons for such are set out in this Statement.

Relevant Planning History

Ref.	Site Address	Proposal	Decision
24/02009/FP	Land to the East of Old Hale Way, Hitchin	Erection of one detached 2-bed farm workers dwelling.	Refused 28/11/2024
24/01920/FP	Land to the East of Old Hale Way, Hitchin	Altered vehicular access to facilitate the use of land as a community car park together with the installation of new gates and fencing and associated landscaping.	Refused 26/11/2024
23/01652/FP	Land to the East of Old Hale Way, Hitchin	Change of use of agricultural land to community car park together with road scalping tar macadam surfacing, new gates and associated tree planting and landscaping.	Withdrawn



22/02698AG	Land to the East of Old Hale Way, Hitchin, Hertfordshire	Erection of 1no. Water Tank for Agricultural Purposes.	Granted 02/11/2022
22/02697/AG	Land to the East of Old Hale Way, Hitchin, Hertfordshire	Erection of timber clad outbuilding.	Granted 02/11/2022
22/02694/AG	Land to the East of Old Hale Way, Hitchin, Hertfordshire	Single storey side extension to existing agricultural barn	Granted 02/11/2022
22/02695/AG	Land to the East of Old Hale Way, Hitchin, Hertfordshire	Erection of polytunnel	Granted 02/11/2022
22/02693/AG	Land to the East of Old Hale Way, Hitchin, Hertfordshire	Erection of polytunnel	Granted 02/11/2022
21/03485/LDCP	Land to the East of Old Hale Way, Hitchin, Hertfordshire	Continued use of existing agricultural land for use as private allotments	Granted 28/03/2022
21/01962/FP	Land to the East of Old Hale Way, Hitchin, Hertfordshire	Retention of new vehicular/pedestrian bridge over the River Hiz and new farm track (retrospective application)	Granted 17/03/2022
20/00617/AG	Land east of Old Hale Way, Hitchin, Hertfordshire	Agricultural building to store machinery and other such equipment required to farm the land	Granted 24/03/2020



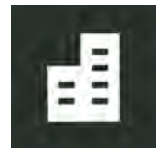
Section 2: Analysis of the Site and Surroundings

The Appeal Site

- 2.1 The appeal site is a small parcel of land forming part of an agricultural holding located to the east side of Old Hale Way and located in the Green Belt between Hitchin and Ickleford. The main part of the site lies in the south-western corner adjacent to an existing agricultural barn and the related farm yard. Other agricultural buildings are proposed to be and/or have been erected within this part of the site as permitted development including polytunnels and a storage building.
- 2.2 The front part of the site lies adjacent to Old Hale Way with an existing field access being located in the south-eastern corner of the field. The wider part of the holding extends as far east as the railway line and as far north as Icknield Way which is a Byway Open To All Traffic (BOAT, 018). Footpath 026 splinters from the BOAT and runs vertically through the site before crossing the railway and terminating at the industrial estate. Both of the PRow's are outside of the red line application site.

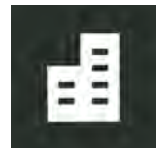


2.3 Residential properties fronting Old Hale Way are located to the south of the site along with NHDC allotments which extend to the rear of approximately 20 of the gardens belonging to the above referenced houses. The allotments are accessed by a vehicle track which is situated adjacent to the existing field access to the application site and runs parallel to its southern boundary.

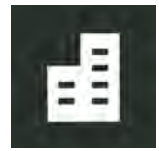


Section 3: The Appeal Proposal

- 3.1 The proposed development was described on the decision notice as follows: ***“Erection of a detached farm workers dwelling.”***
- 3.2 Proposed is a detached two-bedroom dwelling to provide tied accommodation for an agricultural worker to reside on site in association with the agricultural use of the site. The proposed dwelling would be situated in the south-western corner of the roughly rectangular shaped field adjacent to the south side of Arlesey Road/ Old Hale Way. The dwelling would be located immediately to the south of an existing agricultural barn within the main farmyard.
- 3.3 The proposed dwelling would have the scale of a small bungalow with a two-storey corrugated apple silo incorporated within the design to provide interest. The ground floor of the proposed dwelling would contain one bedroom, a bathroom/boot room with an open-plan dining and kitchen space. A second bedroom would be located within the upper storey of the apple silo. The proposed dwelling would have a small terrace to the side facing the river with a glazed roof canopy.



3.4 Proposed materials to include Arlesey white bricks, corrugated iron sheets, apple silo (all reclaimed) and re-used timber and double-glazed windows/doors. It is intended for the proposed dwelling to be built using 75% reused/re-purposed materials and components. The intention is for the proposed dwelling to be zero carbon.



Section 4: Relevant Planning Policy

National Planning Policy Framework

4.1 The Government policies on different aspects of planning are set out in the **National Planning Policy Framework 2024** (the Framework).

4.2 The relevant sections of the Framework are as follows:

- Section 2: Achieving sustainable development
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

Development Plan

4.3 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that:

“If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise.”



- 4.4 The development plan context for the planning application is provided by:
- **North Hertfordshire Local Plan 2011-2031 (adopted November 2022)**

- 4.5 The following policies are considered relevant to the consideration of this application:

Strategic Policies

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP5: Countryside and Green Belt
- Policy SP6: Sustainable Transport
- Policy SP9: Design & Sustainability
- Policy SP10: Healthy Communities
- Policy SP12: Green Infrastructure, Landscape and Biodiversity

Development Management Policies

- Policy CGB3: Rural Workers' Dwellings
- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy NE2: Landscape
- Policy NE4: Biodiversity and Geological Sites

Supplementary Planning Documents

- Vehicle Parking at New Development SPD (September 2011)



Section 5: Planning Analysis

Background & Key Issues

- 5.1 The planning application was refused for one reason as per the decision notice. Accordingly, the key issue in the determination of this appeal is whether the proposed development would be inappropriate development in the Green Belt and, if so, whether very special circumstances exist which clearly outweigh harm by way of inappropriateness, or any other harm.
- 5.2 These and other relevant matters are discussed in the following paragraphs.

Matter 1: Reason for Refusal 1: Green Belt

Policy Background

- 5.3 Paragraph 154 of the National Planning Policy Framework (the Framework) states that, unless compliant with a series of stated exceptions, development in the Green Belt should be regarded as being inappropriate in the Green Belt.



- 5.4 Paragraph 155 of the Framework states that, the development of homes in the Green Belt should also not be regarded as inappropriate development on ‘grey belt’ land subject to compliance with a specific set of criteria.
- 5.5 Local Plan (LP) Policy SP5 largely defers to the Framework insofar that it relates to development in the Green Belt and countryside. The LP is silent in respect to ‘grey belt’.

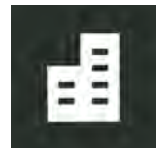
Paragraph 154

- 5.6 It is important to note that the appellant accepts that the proposed development would not be compliant with any of the exceptions contained within Paragraph 154 of the Framework.

Paragraph 155 - Grey Belt

- 5.7 The revised Framework introduces the concept of ‘grey belt’ This is defined in the Framework as follows:

“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other



than Green Belt) would provide a strong reason for refusing or restricting development.”

- 5.7 The question is whether the site **strongly contributes** to functions a, b or d of the Green Belt purposes. An assessment of this in respect to each component is set out below.

Contribution to Purpose A

- 5.8 The site occupies a small part of a large agricultural land parcel situated within a tract of Green Belt land between Hitchin (defined in the LP as a town), and Ickleford (defined in the LP as a village). It is situated immediately to the edge of Hitchin’s defined settlement boundary.

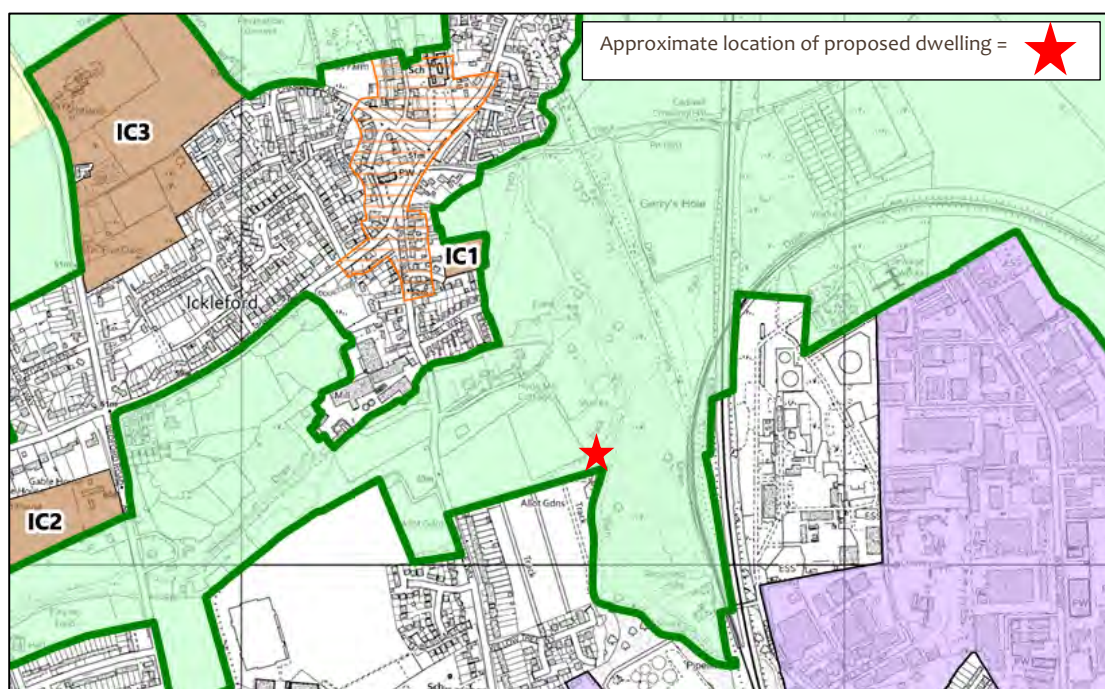
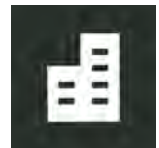


Figure 1 - Excerpt from LP Mapping



- 5.9 The site contains an agricultural barn, some other incidental agricultural structures and an area of hardstanding. The yard area within which the proposed dwelling would be situated is demarcated from the remainder of the agricultural holding by an existing earth bund and a set of field gates.

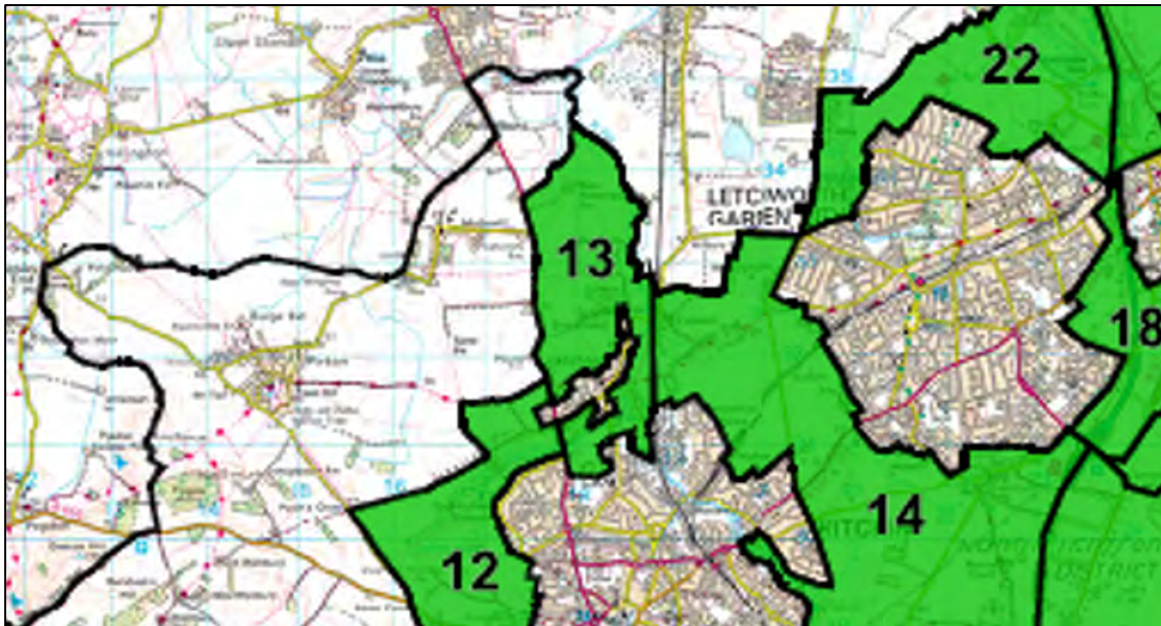
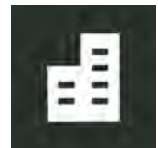


Figure 2 - Excerpt from Green Belt Review

- 5.10 The North Herts Green Belt Review July 2016 (GBR) identifies the site as falling within sub-sector 13c of sector 13 (Ickleford). Sub-sector 13c is described as the 'Area lies between northern edge of Hitchin and southern edge of Ickleford bounded by A600 Bedford Road and east coast railway line.' The GBR assesses the contribution that each of the sectors make to each of the Green Belt purposes.



- 5.11 Regarding sub-sector 13c and sector 13, the GBR considers that these land parcels makes a strong contribution to purpose A because they plays a significant role in preventing sprawl northward sprawl of Hitchin.

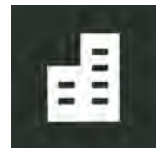
13 Ickleford	3 - Plays significant role in preventing sprawl northward of Hitchin.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into accessible countryside.	2 - Contributes to the setting of Hitchin. However no direct visual link with the historic core.	Links to the wider countryside to the north of Hitchin and into Bedfordshire. Overall makes a moderate contribution to Green Belt purposes.
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Figure 3 - Sector 13 Contribution to Green Belt Purposes (Taken from GBR)

13c Area lies between northern edge of Hitchin and southern edge of Ickleford bounded by A600 Bedford Road and east coast railway line.	3 - Plays significant role in preventing sprawl northwards out of Hitchin.	3 - Separates the settlements of Ickleford and Hitchin.	2- Prevents encroachment into the gap between Hitchin and Ickleford.	1 – No direct link with historic core of Hitchin.	Lies between southern edge of Ickleford and northern edge of Hitchin. River Oughton flows through it. Significant Contribution
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Figure 4 - Sub-Sector 13c Contribution to Green Belt Purposes (Taken from GBR)

- 5.12 Sector 13 is a large parcel of land, and the appellants agree with the Council that, at a strategic level, much of sub-sector 13c (i.e. the area to the north of Hitchin and south of Ickleford) contributes somewhat to preventing sprawl northward of Hitchin. However, as discussed above, the site is a very small component part of the much wider land parcel, and the proposed development of a single dwelling is unlikely to diminish or cause harm to the contribution that the wider parcel makes in preventing sprawl.
- 5.13 Moreover, the site includes features that could contain and restrict development (the barn, bund and existing track for instance), whilst the presence of a significant agricultural land parcel to the other side of the track and bund provides a further feature that would naturally restrict development extending any further to the north. As such, the development



of the site could occur in a manner that would be largely self-contained in terms of the wider land parcel, would not extend incongruously into the Green Belt, with the overall strategic importance of sector 13 (and sub-sector 13c) preserved.

- 5.14 Consequently, judged in relation to the criteria set out in the Planning Practice Guidance (PPG), it is not considered that the site makes any more than a **moderate** contribution to purpose A.

Contribution to Purpose B

- 5.15 It is important to note at the outset that the GBR categorises sub-sector 13c as making a significant contribution to purpose B for its role in separating the settlements of Hitchin and Ickleford. However, the Framework and the PPG is quite clear that purpose B is only engaged when it involves towns, not villages.
- 5.16 Accordingly, whilst the LP defines Hitchin as a town, Ickleford is quite rightly categorised as a village. Accordingly, the site makes no contribution to purpose B as it plays no role in preventing neighbouring towns from merging into one another.



Contribution to Purpose D

- 5.17 The GBR concludes that sector 13 makes a moderate contribution to purpose D due to its contribution to the setting of the historic town, albeit it assesses sub-sector 13c as making limited or no contribution to purpose D on the basis that there is no direct link with Hitchin's historic core.
- 5.18 Accordingly, it is considered that the site makes limited or no contribution to purpose D.
- 5.19 For the reasons discussed above, it is considered that the site meets the definition of 'grey belt'.
- 5.20 It is now necessary to consider Paragraph 155 of the Framework which states that:
- “The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:***
- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;***
- b. There is a demonstrable unmet need for the type of development proposed;***



c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and

d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.”

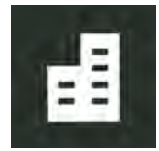
5.21 The appellant’s response to each of the above is set out below:

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

5.22 In terms of the first part of this criterion, the appeal site meets the definition of grey belt land for the reasons discussed above.

5.23 Regarding the second part of this criterion, the site is a small component part of a much wider area of strategic Green Belt between Hitchin and Ickleford, whilst the proposal is itself only for a single dwelling. Moreover, the site has a degree of self-containment due to existing landscape features and it is situated immediately adjacent to the settlement.

5.24 Accordingly, if developed as proposed, the effect on sector 13 or indeed on the wider strategic Green Belt within the district would be negligible at



best. In those terms, the proposed would not fundamentally undermine the purposes of the remaining Green Belt across the area of the Plan.

b. There is a demonstrable unmet need for the type of development proposed;

- 5.25 The Council's Five-Year Housing Land Supply Update (May 2024) (attached as **Appendix 3**) sets out that the Council are currently only able to demonstrate a 3.9-year supply of land for housing. Accordingly, there is a demonstrable unmet need for new housing development.

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and

- 5.26 The proposed development is located at the edge of an existing settlement and is situated near to local services, facilities and public transport options. It is moreover possible to access most, if not all of these services by foot. The site is therefore in a sustainable location with respect to paragraphs 110 and 115 of the Framework.

d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.

- 5.27 Not applicable: Development is not major development.



5.28 As discussed above, it is considered that the proposed development meets the definition of grey belt land and is moreover in full accordance with the requirements of Paragraph 155 of the revised Framework. Accordingly, it should **not be regarded as inappropriate development** in the Green Belt.

Very Special Circumstances

5.29 As set out above, it is considered that the proposed development would not be inappropriate development in the Green Belt. However, were the Inspector to conclude differently, it is acknowledged that Very Special Circumstances (VSC) would be required to justify allowing the appeal.

5.30 As set out in paragraph 153 of the Framework, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in VSC. VSC will not exist unless the potential harm to the Green Belt is clearly outweighed by other considerations.

5.31 The following are considered to represent the VSC necessary to justify allowing the appeal.



Essential Need for a Rural Worker – Compliance with Policy CGB3

- 5.32 The case is put forward that this proposal for a permanent dwelling for a rural worker in this location is fully justified and that there is a persistent need for such in association with the long-established farming enterprise that operates from the site. The business is well-established and a permanent presence on site is considered to be of vital importance from a security perspective. This is further crucial due to the presence of livestock on site and the birthing of piglets in particular which will take place within and/ or adjacent to the barn in close proximity to the proposed cottage.
- 5.33 Moreover, it is worth noting that none of the reasons for refusal appear to question the justification for the proposed farm workers cottage, nor indeed was the application refused due to any conflict with LP Policy CB3.

Sustainability Credentials of the Proposed Dwelling

- 5.34 The following measures are proposed to aim for a zero-carbon dwelling:
- Solar and ground source heat pump.
 - Wood burning appliance
 - Passive ventilation
 - Sewage treatment and grey water harvesting
 - Dwelling to be built with 75% reused and repurposed materials and components.



- Site resources to be used to service the dwelling.

5.35 These measures would all be in excess of the minimum requirements set out in Part L of the building regulations and would exceed minimum planning policy requirements. The energy efficiency and sustainability of the proposed dwelling is a clear benefit of these proposals.

Summary

5.36 In light of the foregoing, it is considered that the essential need for a dwelling for a rural worker in this location would, in combination with the other positive factors referred to above including the limited harm to the openness and strategic purposes of the Green Belt, clearly outweigh harm to the Green Belt by way of inappropriateness and any other harm. Very special circumstances to justify the development have therefore been demonstrated and the proposals would be compliant with Policy SP5 and Section 13 of the Framework.

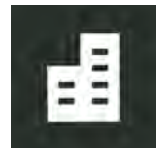
Other Matters

5.37 It is not considered that there are any other matters relevant to the determination of this appeal.



Section 6: Summary & Conclusions

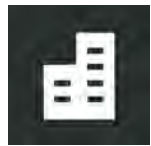
- 6.1 The main issues in the determination of this appeal are whether the proposed development would be inappropriate in the Green Belt and, if so, whether very special circumstances exist that clearly outweigh any harm that is identified.
- 6.2 As discussed in the foregoing, it is considered that the site meets the definition of ‘grey belt’, with the proposed development being fully compliant with the requirements of Paragraph 155 of the Framework. Accordingly, the proposed development would not be inappropriate development in the Green Belt.
- 6.3 However, were the inspector to disagree and conclude that the development of the site would be inappropriate, it is acknowledged that very special circumstances would need to be demonstrated.
- 6.4 As discussed above, it is considered that the essential need for a dwelling for a rural worker in this location would, in combination with the other positive factors referred to clearly outweigh harm to the Green Belt by way



of inappropriateness and any other harm. Very special circumstances to justify the development have therefore been demonstrated and the proposals would be compliant with Policy SP5 and Section 13 of the Framework.

- 6.5 In light of the contents of this statement, it is respectfully requested that the appeal be allowed, and planning permission granted.

APPENDIX



APPENDIX 1: Decision Notice Application Ref. 24/02009/FP



www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:
Peter George Town Planning
Nine Hills Road
Cambridge
CB2 1GE

Applicant:
Mr Bruce Parker

PARTICULARS OF DEVELOPMENT

Application: 24/02009/FP

Proposal: Erection of one detached 2-bed farm workers dwelling.

Location: Land At New Pound Farm East Side Of, Old Hale Way, Hitchin, Hertfordshire, SG4 0SA

Refused Plan Nos: PO1 PO2 PO3A Agricultural Holding Plan

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 9 October 2024.

1. The application site is within an area designated in the North Hertfordshire District Local Plan 2011 - 2031 as Green Belt, within which there is a presumption against inappropriate development unless very special circumstances can be demonstrated. In the view of the Local Planning Authority, the proposal would not comply with any of the exemption criteria to inappropriate development in paragraphs 155 of the NPPF. The proposal would conflict with purposes a), b) and c) of the Green Belt, set out under paragraph 143 of the NPPF. The proposal would be contrary to the fundamental aim of the Green Belt which is to maintain openness, giving rise to moderate harm to spatial openness and substantial harm to visual openness, contrary to paragraph 142 of the NPPF. The material considerations or benefits identified by the applicant are limited and do not

constitute very special circumstances that clearly outweighs the harm to the Green Belt by reason of inappropriateness and other harms, including harm to the openness of the Green Belt. The proposal is therefore contrary to Policy SP5 of the Local Plan 2011-2031 and Section 13 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves

Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 28 November 2024

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>.

NOTES

- 1 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>
If you are unable to access the online appeal form, please contact the Planning

Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

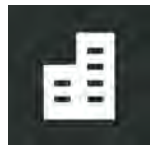
In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



APPENDIX 2: Delegated Report Application Ref. 24/02009/FP

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02009/FP	Erection of one detached 2-bed farm workers dwelling.	Land At New Pound Farm East Side Of Old Hale Way Hitchin Hertfordshire SG4 0SA

Submitted Plan Nos

PO1 PO2 PO3A Agricultural Holding Plan

1.0 Policies

SP2	Settlement Hierarchy and Spatial Distrib
SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN15	Conserve + enhance natural environment

2.0 **Site History**

- 2.1 24/01920/FP - Altered vehicular access to facilitate the use of land as a community car park together with the installation of new gates and fencing and associated landscaping. - Refused
- 2.2 24/00577/FP - Side lean-to pole extension and external steps. Insertion of rear windows and solar panels to existing side roofslope to facilitate additional storage at first floor level. – Conditional Permission
- 2.3 22/02694/AG - Single storey side extension to existing agricultural barn – Prior Approval not Required
- 2.4 22/02693/AG - Erection of polytunnel – Prior Approval not Required
- 2.5 20/00617/AG - Agricultural building to store machinery and other such equipment required to farm the land. - Prior Approval not Required
- 2.6 21/01962/FP - Retention of new vehicular/pedestrian bridge over the River Hiz and new farm track (retrospective application) – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – 11x Objections:

- Sets a precedent for development on green belt
- Site is not suitable for residential development adjacent to allotments
- Water run off concerns
- Over subscription of utilities and services in Ickleford and Hitchin
- Queries viability of prospective scheme
- Questions the need for the dwelling and whether it is justified
- Noise generation from traffic to and from the site
- Visually intrusive and lack of screening/landscaping
- Lack of need for housing
- Loss of wildlife habitat
- Questions relationship between agricultural uses and nearby residential uses
- Failure to demonstrate agricultural need for dwelling
- Lack of presence of livestock on site
- No submitted evidence of vandalism
- Unsympathetic appearance of the dwelling and would appear out of place
- Questions flood risks associated with the site and the wider site
- Challenges ecology statement and whether BNG is required
- Requests consideration of application alongside car park application

3.2 **Parish Council** – Objection:

- Dangerous access to the site
- Development is contrary to the prevailing uses nearby, namely allotments
- Erosion of Green Belt between Hitchin and Ickleford
- Light pollution from security lights would be harmful to wildlife and neighbouring amenity
- Concern regarding flooding and water run off

- Loss of habitat for wildlife and disruption of routes for wildlife to traverse site

3.3 **Ecology** – No Objection. Recommends implementation of ecological enhancements by way of condition.

3.4 **Waste** – Advises of requirements for refuse collection

3.5 **Environmental Health:**

3.5.1 Contaminated Land – Recommends condition

3.5.2 Noise – No Objection

3.5.3 Air Quality – Recommends EV Charger condition

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises land adjacent to an existing agricultural barn. It serves an agricultural unit presently without evident crop harvesting or livestock farming.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of a 2-bedroom agricultural worker dwelling.

4.3 **Key Issues**

4.3.1 The key issues in this case are the principle of development and impact upon the Green Belt, the impact of the development on the character of the area, the design of the development and impact the development has on the reasonable living conditions of neighbouring properties.

Principle of Development – Rural Worker Dwellings in the Green Belt:

4.3.2 Paragraph 84 of the NPPF discourages the erection of isolated dwellings, but suggests that rural workers' dwellings can be viewed as an exception to this, allowing for habitation near to their place of work. Policy CGB3 of the Local Plan relates to the erection of rural workers' dwellings in the countryside. This policy sets out certain criteria and these are discussed below:

4.3.3 **a) There is a clearly established existing functional need;**

The accompanying statement to this application advises that the dwelling is needed to deter vandalism and to provide accommodation for a worker to tend to livestock. With proximity to livestock during birthing seasons being one of the key requirements. During the site visit, it was evident that no livestock is present on the site as the land has been left to grow with there being no evident operation within the site that would require the round the clock presence of an agricultural worker. No evidence has been provided to establish the extent of vandalism and the need for the worker to deter this from

happening. Due to the above observations during my site visit, and the information provided with this application, I do not consider that there is a clearly established function need existing on the site.

b) The unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and should remain so;

No financial information has been provided to detail whether the rural business has been established on the site for at least three years and has been profitable for at least one of these years, and is currently financially sound. Therefore, this requirement is not met.

c) The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and

The statement advises that no residential dwellings are present within the agricultural unit that would be suitable for accommodating the agricultural worker. It also indicates that no suitable properties are available in the surrounding area surrounding the site. Given that the site is in proximity to both Hitchin and Ickleford, I consider that consideration should be given to market housing and whether it can exist close to the site. No further information is given with regard the consideration of market housing for accommodation. The matters discussed in c) are therefore not considered to be met.

d) The proposal responds appropriately to the site's local context and the needs of the business in terms of design, scale and function.

The matter of the design and appearance of the proposed dwelling will be discussed in detail in the design section of this report. Given the limited scale of accommodation, together with the relatively contrived internal layout of the dwelling, I consider that it would be suitable for a worker to live in rather than as purely for sale as market housing.

Principle of Development – Green Belt:

4.3.4 The site is set within the Green Belt in the Local Plan. The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt.

4.3.5 Paragraph 154 states:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
– not have a greater impact on the openness of the Green Belt than the existing development; or
– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 155 states:

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right Build Order or Neighbourhood Development Order.*

4.3.6 Local Plan Policy SP2 permits and encourages the provision of housing within the settlement boundaries of Hitchin and Ickleford, and the application sits outside of both of these boundaries. Given that the site is outside of the settlement boundary I would not consider this to be of relevance and would consider the development to be inappropriate in terms of its relationship with Local Policy SP2. Appeal decisions appear to conclude that the erection of dwellings for the accommodation of agricultural workers does not sit within exception a) of Paragraph 154 of the NPPF and is therefore deemed to be inappropriate. The provision of a new building in the Green Belt is considered to occasion both spatial and visual harm to the Green Belt, due to the proposal resulting in the erection of a structure where it is currently open land. Furthermore, it is considered that the use of the existing farm track for access to a residential dwelling, and the provision of a building in this location would result in the erosion of the green belt boundary/separation between Ickleford and Hitchin, and would therefore run contrary to purposes a), b) and c) of the Green Belt. No exceptions within Section 13 of the NPPF would be met by the proposal, and therefore, it is considered the proposal comprises inappropriate development in the Green Belt.

4.3.7 As set out in Paragraph 156 of the NPPF, the development would likely be refused unless a Very Special Circumstances (VSC) case can be suitably demonstrated to overcome the identified harm from the inappropriate nature of the development. A case for VSC has been submitted, relating to the need for providing accommodation for a rural worker in this location. The need for accommodation has been considered, however, due to the above concerns about the lack of a functional need on the site due to the lack of livestock or the need for a 24 hour presence within the site to maintain the

agricultural use, I do not consider that the case for VSC is sufficient and would not overcome the harm to the Green Belt of the provision of a new building in the Green Belt. Section 13 of the NPPF would not be complied with and Policy SP5 of the Local Plan would not be complied with.

Sustainability

- 4.3.8 The application site is considered to be in a moderately sustainable location. Ickleford and Hitchin benefit from various amenities and the application is in relative proximity to these amenities such as shops. Residents could walk into both settlements, though it is likely that they would cycle or drive. Public transport links are in the area and these provide links to the local area and wider district/area. This would reduce the likelihood that a private vehicle is required on medium to long distance journeys and is viewed positively.
- 4.3.9 Social and economic sustainability would be benefited by the development by virtue of prospective employment benefits for contractors nearby during the construction and maintenance of the dwellings. Social benefits are limited given that the proposal is for a single dwelling on a windfall site and would not be for market housing.

Design and Appearance:

- 4.3.10 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

Appearance

- 4.3.11 The proposed building would sit in a relatively obscured location when viewed from Old Hale Way, but would be visible from the adjacent allotments and by pedestrians walking through the site. It would comprise of a unique design featuring an apple store at one end, and a more traditional layout to the other end featuring a pitched roof. It is considered that the appearance of the proposed dwelling would generally be acceptable, and would reflect the agrarian nature that the site presently comprises. The appearance is therefore considered acceptable.

Access

- 4.3.12 Access is proposed to be provided by an existing farm track, running adjacent to the existing allotment access track, with a gated access from the lane proposed. No details of these gates are submitted, and therefore do not form part of the consideration of this application.

Landscaping

- 4.3.13 The application does not detail any prospective soft or hard landscaping proposed to surround the dwelling, or to the access track. An existing bund is present to the northern boundary, and fencing and some vegetation are present to the southern boundary. Any recommendation for approval would be subject to the provision of a landscape plan to detail the extent of proposed landscape enhancement over the existing hardcore present on site.
- 4.3.14 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.15 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.16 The site is in an isolated location, and is therefore unlikely to significantly detract from nearby residential dwellings. There would be some visual impacts for visitors to the nearby allotments, however, I do not consider that this would be significant when considering potential noise generation or dominance arising from the dwelling and its residential use.
- 4.3.17 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.18 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally are not considered to be harmful. An existing access would be utilised off Arlesey Road/Old Hale Way, with access provided down a private track to the dwelling. No details of secure cycle storage have been provided, and would be requested should planning permission be granted.

Environmental Implications:

- 4.3.19 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.20 It is noted that the North Herts Ecologist has not raised objection, and has advised that the development would fall under the de minimis exemption due to the nature of the existing site. A representation has queried whether the site was degraded of ecological assets post-2020, and would therefore require 10% BNG. Following further discussions with Ecology, it was concluded that prior determinations relating to the erection of the

building permitted the degradation of the land. Therefore, no unauthorised degradation or site clearance occurred, and the 10% requirement is not relevant.

Planning Balance and Conclusion:

- 4.4 This application proposes the erection of a rural worker's dwelling on a site that is designated as Green Belt land, as per the Local Plan 2011-2031. Given that no existing livestock operation or other agricultural use was observed on site, I do not consider that sufficient justification has been submitted by the applicant to demonstrate that there is a functional need for the proposed rural worker's dwelling, and therefore the development would fail to comply with Policy CGB3 of the Local Plan 2011-2031.
- 4.4.1 The proposal is considered to amount to inappropriate development in the Green Belt given that no exception would be met by the development, given that the proposal is considered to erode the green belt between Hitchin and Ickleford, and given that the proposal would occasion visual and spatial harm to the Green Belt. A case for VSC is submitted, relating to the functional need for a rural worker's dwelling in this location, however, given the lack of an identified functional need, I consider that this VSC case is not applicable and is not sufficient to overcome the identified harm to the Green Belt. Some modest economic benefits would arise from the development, however, these are not considered to be sufficient to overcome the significant harm identified to the Green Belt. Therefore, Section 13 of the NPPF and Policy SP5 of the Local Plan 2011-2031 would not be complied with and the development would amount to inappropriate development in the Green Belt.
- 4.4.1 The proposed development is considered to run contrary with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. It is recommended that planning permission be refused.

4.5 Alternative Options

- 4.5.1 None applicable.

5.0 Recommendation

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The application site is within an area designated in the North Hertfordshire District Local Plan 2011 - 2031 as Green Belt, within which there is a presumption against inappropriate development unless very special circumstances can be demonstrated. In the view of the Local Planning Authority, the proposal would not comply with any of the exemption criteria to inappropriate development in paragraphs 155 of the NPPF. The proposal would conflict with purposes a), b) and c) of the Green Belt, set out under paragraph 143 of the NPPF. The proposal would be contrary to the fundamental aim of the Green Belt which is to maintain openness, giving rise to moderate harm to spatial openness and substantial harm to visual openness, contrary to paragraph 142 of the NPPF. The material considerations or benefits identified by the applicant are limited and do not constitute very special circumstances that clearly outweighs the harm to the Green Belt by reason of inappropriateness and other harms, including harm to the openness of the Green Belt.

The proposal is therefore contrary to Policy SP5 of the Local Plan 2011-2031 and Section 13 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 November 2024	



APPENDIX 3: Five-Year Housing Land Supply Update (May 2024)



Five-Year Housing Land Supply Update

May 2024



**North
Herts**
Council



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1. Introduction

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

2. Five-year housing requirement

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

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

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

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

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

Policy IMR1: Five Year Housing Land Supply

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

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

Stepped housing delivery

Liverpool Approach

This buffer requirement has been removed in 2023 NPPF

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

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

² Paragraph 113 [Inspectors Report](#)

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

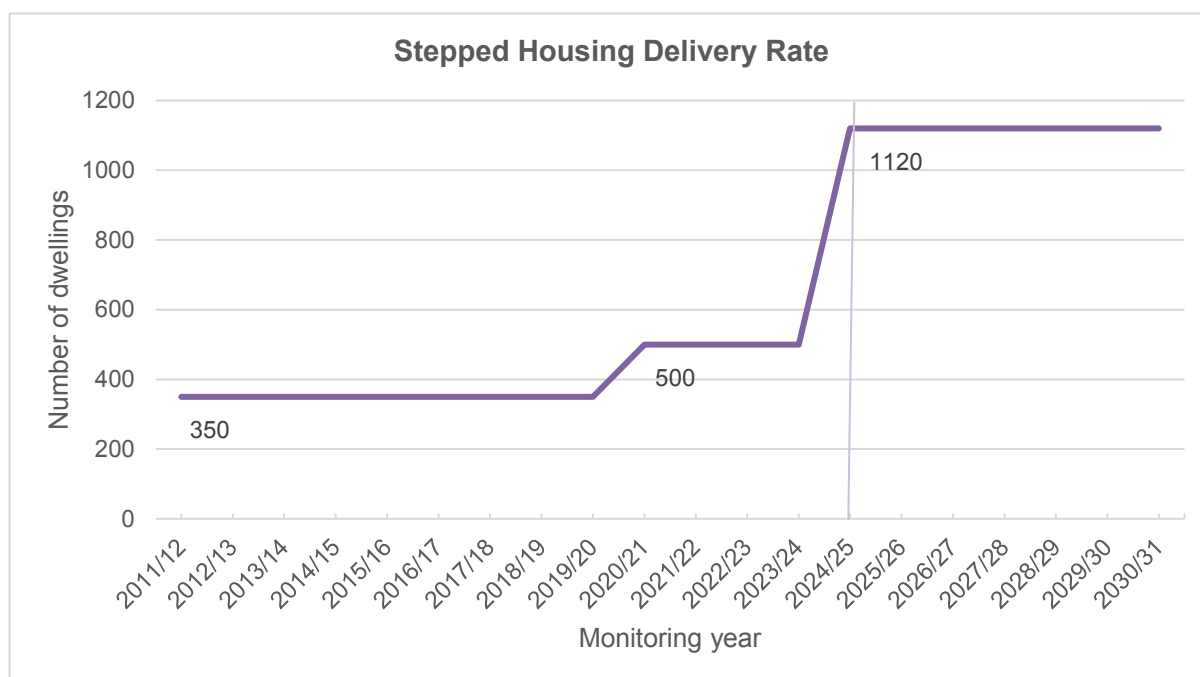


Fig 1 – Stepped housing delivery rate

Annual housing requirement figure

500

Table 1 – Annual housing requirement figure to 31 March 2024

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

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

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

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

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

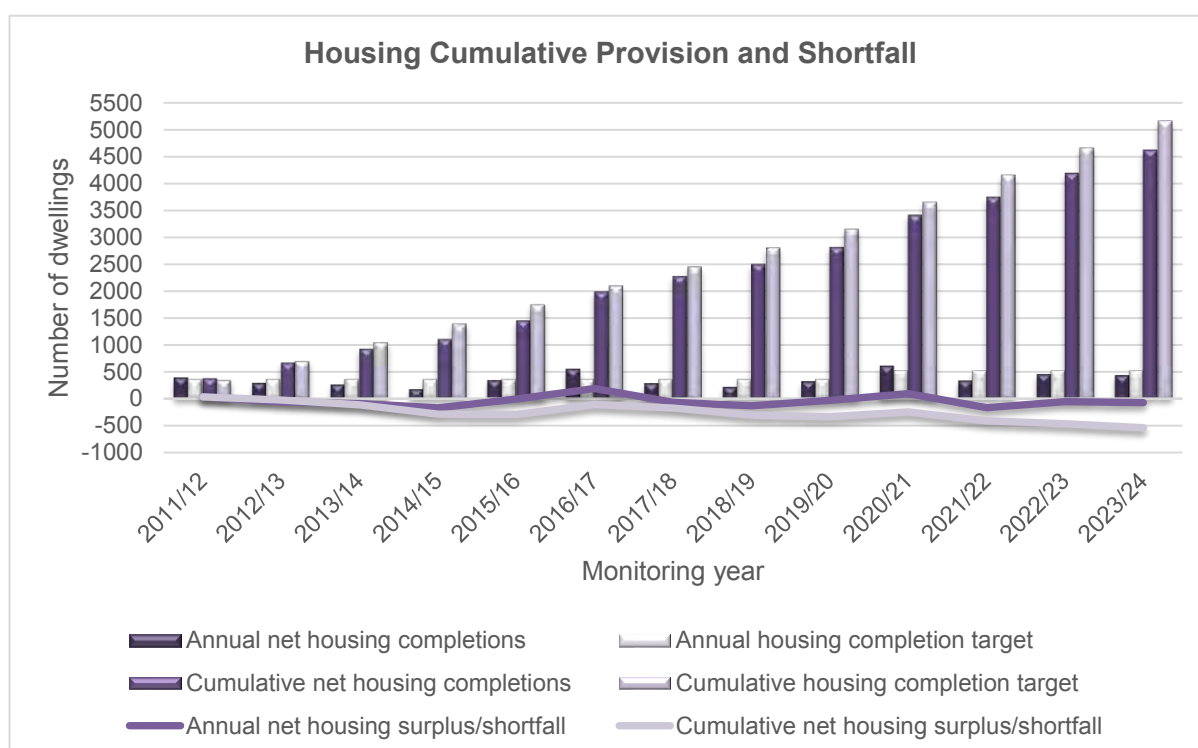


Fig 2 - Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

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

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

78

Table 3 – Annualised requirement for historic undersupply of housing

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

sites should include an additional buffer.

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

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

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

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

Table 4 – HDT score 2022

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

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

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

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

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

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

3. Deliverable housing supply

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

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

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

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

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

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

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

Such evidence, to demonstrate deliverability, may include:

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

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

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

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

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

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

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

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

Sites that meet part A of the definition include:

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

Sites that meet part B of the definition include:

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

In particular:

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

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

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

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

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

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

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

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

Paragraph 98 states

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

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

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

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

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



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

4. Conclusions

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

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

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

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

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

Appendix A – Sites under construction

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

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

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

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

Appendix B – Sites with detailed planning

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

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

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

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

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

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

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

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

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

Appendix C – Sites with Prior Notification

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

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

Appendix D – Sites with Outline Permission/S106

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

Appendix E – Deliverable sites

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

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

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