



PLANNING STATEMENT

Land North of Stevenage Road, Ashbrook, St Ipployts, SG4 7JY

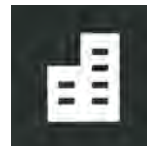
Job Ref: 25/060

Date: June 2026



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

PETER GEORGE TOWN PLANNING



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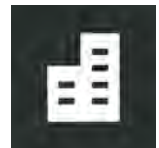


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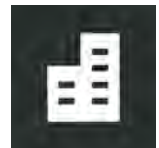
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Appendix 1: Five-Year Housing Land Supply Update (November 2025)



Section 1: Introduction & Background

- 1.1 Peter George Town Planning has been instructed by Mr McBride, Jawbox (Harpenden) Ltd to prepare and submit a planning application for **permission in principle (PiP)** for the erection of between three and five dwellings at Land to the South of Stevenage Road, Hitchin.
- 1.2 As set out within the Planning Practice Guidance (PPG), the permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.
- 1.3 In considering whether to grant permission in principle, the PPG sets out that **the scope of permission in principle is limited to location, land use and amount of development**. Other matters should be considered at the technical details consent stage.
- 1.4 The purpose of this statement is to set out the proposals, relevant local and national planning policy, and ultimately make the case as to why permission in principle should be granted.



Planning History

Ref.	Proposal	Decision
18/02899/FP	Change of use of land from agricultural to commercial garden nursery together with the erection of detached nursery shop and office building. New vehicular access from Stevenage Road and provision of association car park.	Withdrawn 19/04/2019



Section 2: Analysis of the Site and Surroundings

The Application Site

- 2.1 The application site is an undeveloped site situated within Ashbrook, a small hamlet located to the south-east of Hitchin. Ashbrook contains a small number of residential dwellings to either side of the site with light industrial uses to the rear of the housing to the eastern side of the site. Kingshott School is located to the west with other existing dwellings located within Kings Oak; a small residential development of conversions and new build to the rear of the school. The entire settlement is washed over by Green Belt. It falls within St Ippolyts Parish.



Figure 1 - The Application Site



- 2.2 The site lies roughly equidistant between Hitchin to the west and Little Wymondley to the east; the site being approximately 850m from each. To the east, a continuous footway is situated on the north side of Stevenage Road providing a pedestrian link to Little Wymondley. Likewise, to the west, a continuous footway is located on the north side of Stevenage Road providing a pedestrian link to Hitchin. The nearest bus stops are those near to the front of Kingshott School, albeit there are others within walking distance of the site.
- 2.3 The site is not within, nor does it lie within close proximity of a conservation area. There are no listed buildings on or adjacent to the site. The site does not lie within any defined archaeological areas. The site is in Flood Zone 1 and is therefore considered to be at a low risk of flooding from fluvial sources. The site is not identified as being at any risk of surface water flooding. The site does not currently have its own vehicular access.
- .



Section 3: The Development Proposal

3.1 The appeal development can be described as follows:

“Permission in principle: Erection of between 3 and 5 detached dwellings.”

3.2 The Planning Practice Guidance sets out that:

“The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (‘technical details consent’) stage is when the detailed development proposals are assessed.”

3.3 This application was submitted as the ‘first stage’ or the ‘permission in principle’ stage. Subject to permission being granted, the detailed development proposals would be submitted as part of the ‘second stage’ otherwise known as ‘technical details consent’.



- 3.4 Accordingly, no ‘details’ are submitted as part of the proposals, only an indicative block plan setting out how it is envisaged that the site could be developed.
- 3.5 Vehicular access is shown indicatively, albeit its precise positioning will need careful consideration prior to the submission of any technical details consent application which would follow any grant of permission in principle. This is not a matter to be considered at this stage.



Section 4: Relevant Planning Policy

Basis for Determining Planning Applications/ Appeals

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act together require that planning applications for planning permissions be determined in accordance with the Development Plan, read as a whole, unless material considerations indicate otherwise.

The Tilted Balance

- 4.2 The National Planning Policy Framework is a material consideration in decision making. The Council are unable to demonstrate a five-year supply of land for housing and so the Tilted Balance is engaged. This means that planning permission should be granted unless: the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Therefore, the primary concern when assessing the Application is conflicts with policies within the Framework. However, the development plan context will still assist.



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:

North Hertfordshire Local Plan 2011-2031

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP2: Settlement Hierarchy and Spatial Distribution
- Policy SP5: Countryside and Green Belt
- Policy SP6: Sustainable Transport
- Policy SP8: Housing
- Policy SP9: Design and Sustainability
- Policy SP11: Natural Resources and Sustainability
- Policy SP12: Green Infrastructure, Landscape and Biodiversity
- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable Design



- Policy D3: Protecting Living Conditions
- Policy D4: Air Quality
- Policy NE1: Strategic Green Infrastructure
- Policy NE4: Biodiversity and Geological Sites
- Policy NE7: Reducing Flood Risk
- Policy NE8: Sustainable Drainage Systems
- Policy NE9: Water Quality and Environment
- Policy NE11: Contaminated Land

Other Material Considerations

National Policy & Guidance

- 4.6 The Framework is a material consideration, as is the Planning Practice Guidance (PPG).

Supplementary Planning Documents

- Vehicle Parking at New Development SPD September 2011
- Design SPD July 2011



Section 5: Planning Analysis

Permission in Principle

- 5.1 As set out within the Planning Practice Guidance (PPG), the permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.
- 5.2 In considering whether to grant permission in principle, the PPG sets out that **the scope of permission in principle is limited to location, land use and amount of development**. In this case, this will require an assessment as to whether the proposed development would be inappropriate development in the Green Belt and whether the location would otherwise be suitable for new housing. All other matters should be considered at the technical details consent stage.

Principle of Development – Location & Land Use

Whether Inappropriate Development

- 5.3 North Herts Local Plan (LP) Policy SP5 deals with development within the countryside. It largely defers to the contents of the National Planning Policy



Framework (the Framework) in respect to the consideration of development in the Green Belt.

5.4 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. Paragraph 155 of the Framework states that, the development of homes in the Green Belt on ‘grey belt’ land should also not be regarded as inappropriate development subject to compliance with a specific set of criteria.

5.5 ‘Grey belt’ is defined in the glossary to 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.”



- 5.6 The question is therefore whether the site **strongly contributes** to purposes 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

- 5.7 The site is located within Ashbrook, a small hamlet or enclave of residential and industrial buildings some 850m to the south-east of Hitchin. The site falls within sector 10 and sub-sector 10b of the North Herts Green Belt Review (GBR). According to the GBR, sub-sector 10b makes a significant contribution to purpose A.
- 5.8 Parcel 10 is a large parcel of land, and it is undoubtedly the case that much of the parcel contributes to preventing sprawl. However, the site is a very small component part of the much wider land parcel, and the proposed development of the land in question is unlikely to diminish or cause harm to the contribution that the wider parcel makes in preventing sprawl.
- 5.9 Moreover, the site does not directly abut Hitchin and would not result in its sprawl, whilst the site itself has a very high degree of self-containment as a consequence of the significant boundary planting as well as the existing development that exists to both sides. 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, and preserve the overall strategic importance of sector 10 (and sub-sector 10b) in preventing sprawl.

- 5.10 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 and thus doesn't strongly contribute to Purpose A.

Contribution to Purpose B

- 5.11 The GBR concluded that sub-sector 10b and sector 10 make a significant contribution to preventing Hitchin and Stevenage merging. However, the site is small and largely self-contained and is moreover a significant distance from Stevenage's settlement boundary. As per the guidance in the PPG, the site is considered to make a weak contribution to this purpose in light of the fact that it forms only a very small part of the gap between Hitchin and Stevenage and makes no meaningful contribution to the visual separation of the two towns.



- 5.12 Accordingly, it is not considered that the site strongly contributes to Purpose B of the Green Belt purposes.

Contribution to Purpose D

- 5.13 The site is located at the south-eastern edge of Hitchin, an historic market town. However, given its opaque relationship with the historic core it is not considered that it makes a strong contribution to Purpose D. This conclusion is consistent with the GBR which confirms that sub-sector 10b has no direct link with the historic core of Hitchin.
- 5.14 Accordingly, given the very weak relationship between the site and Hitchin, the site makes **no contribution to purpose D** of the Green Belt purposes.

'Grey Belt' Summary

- 5.15 For the reasons discussed above, it is considered that the site meets the definition of 'grey belt' as it does not contribute strongly to functions a, b or d of the Green Belt purposes.

Compliance with Paragraph 155

- 5.16 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.”***

5.17 The applicant’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;

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

5.19 Regarding the second part of this criterion, the PPG provides guidance



regarding the consideration of the impact of releasing or developing grey belt sites on the remaining Green Belt in the plan area to be assessed. This In terms of the first part of this criterion, the application site meets the definition of grey belt land for the reasons discussed above.

- 5.19 Regarding the second part of this criterion, the PPG provides guidance regarding the consideration of the impact of releasing or developing grey belt sites on the remaining Green Belt in the plan area to be assessed. This states that:

“In reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.”

- 5.20 The site comprises a relatively small parcel of land between existing houses within the main part of the village. Given the degree to which it is surrounded by existing built development and its relative degree of containment, its contribution to the openness or purposes of the Green Belt is minor.



5.21 The site is moreover a very small component part of the District's Green Belt which covers approximately 38% of its entire administrative area. Accordingly, its development would have no impact on the ability remaining Green Belt across the area of the Plan from serving its functions as intended.

5.22 Accordingly, if developed as proposed, the impact on the strategic Green Belt within the district would be negligible. In those terms, the proposed would not fundamentally undermine the purposes of the remaining Green Belt across the area of the Plan and would not affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.

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

5.23 Footnote 56 notes that, in the case of applications involving the provision of housing, a demonstrable unmet need for the type of development proposed, means the lack of a five-year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Test was below 75% of the housing requirement over the previous three years.



5.24 The Council's Five-Year Housing Land Supply Update (November 2025) (attached as **Appendix 1**) sets out that the Council are currently only able to demonstrate a 2.6-year supply of land for housing. Accordingly, there is a demonstrable unmet need for new housing development.

5.25 The proposed development would thus be compliant with limb (b) of paragraph 155 of the Framework.

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

5.26 The site is located within Ashbrook: a small enclave of housing and light industrial uses located to the north side of Stevenage Road. It is located roughly equidistant between Little Wymondley and Hitchin both of which are connected to the site by a continuous footpath.

5.27 Moreover, bus stops are located on the afore-mentioned footways, the nearest of which are located on Stevenage Road adjacent to the entrance of Kingshott School. A further set of bus stops are located in Little Wymondley before the junction of Stevenage Road and Sicut Road.



5.28 Given the relatively close proximity of the site to both Hitchin and Little Wymondley, the presence of a continuous footway link to both and the proximity of two sets of bus stops, it is considered that the site would provide sufficient access to essential services and facilities and that prospective residents wouldn't be unduly reliant on the use of the private car.



Figure 2 - The Site in Context

5.29 Accordingly, it is considered that the site would be a sustainable location for the purposes of the application of 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.

5.30 Not applicable: Development is not major development.



Summary

5.31 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 would **not be inappropriate development** in the Green Belt.

5.32 Consequently, it is considered that the site is suitable in terms of the **location** and **land use** components of a Permission in Principle application.

Amount of Development

5.33 The indicative proposals demonstrate that the site is capable of accommodating a small development of between 3 and 5 detached dwellings in a manner that would be in keeping with the surrounding landscape and context.

5.34 Accordingly, inasmuch as is relevant to the determination of permission in principle, it is considered that the **amount** of development is appropriate.

Highways Safety



- 5.35 Whilst access arrangements are not a matter for consideration under a Permission in Principle application, a Technical Note has been prepared and submitted in support of the proposal to demonstrate that safe and suitable access can be achieved.
- 5.36 The assessment confirms that an appropriate vehicular and pedestrian access can be provided to serve the proposed development, in accordance with relevant highway design standards and without giving rise to unacceptable impacts on highway safety or the operation of the local road network.
- 5.37 The submitted information therefore demonstrates that there are no constraints that would prevent the site from being developed in the manner proposed, with detailed access arrangements to be considered at the subsequent Technical Details Consent stage.

Other Matters

- 5.38 All other matters are not relevant to the determination of this permission of principle application and should thus be dealt with at technical details stage. Such an approach is clearly consistent with the guidance contained within the PPG.



Section 6: Summary & Conclusions

- 6.1 This statement accompanies an application for permission in principle for the erection of between three and five dwellings at Land to the South of Stevenage Road, Ashbrook, St Ippolyts. The PPG confirms that the only matters pertinent to the consideration of such an application is limited to location, land use and amount of development.
- 6.2 As discussed in the foregoing, it is considered that the proposed development would not be inappropriate development in the Green Belt on the basis of compliance with Paragraph 155 of the Framework. The site is therefore suitable for residential development with respect to its location, and proposed land use. The amount of development has moreover been shown to be suitable.
- 6.3 All other matters are not relevant to the determination of this application but should rather be dealt with at technical details stage.
- 6.4 Accordingly, and in light of the contents of this statement, it is respectfully requested that permission in principle be granted.



APPENDIX 1: Five-Year Housing Land Supply Update (November 2025)

Five-Year Housing Land Supply Update

November 2025



**North
Herts**
Council

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INTRODUCTION

Introduction

North Hertfordshire's Local Plan (NHLP) was adopted on 8 November 2022. Since the National Planning Policy Framework (NPPF) was updated on 20 December 2024, the rules for demonstrating a five-year housing land supply have changed and we must now show how housing delivery is expected to roll out over the plan period.

The updated NPPF requires us to identify and update, each year, a supply of specific deliverable sites sufficient to meet a minimum five years' worth of housing against our adopted strategic housing requirement, or against local housing need where strategic policies are more than five years old.

The five-year supply must include a buffer to strengthen prospects of delivery:

- **5%** to ensure choice and competition, or
- **20%** where there has been significant under-delivery over the previous three years, or
- From 1 July 2026 a 20% buffer will be required for decision-making if our housing requirement was adopted within the last five years against an earlier version of the Framework **and** that requirement is 80% or less of the most up-to-date local housing need calculated using the standard method. Will shall keep this element under review.

How this affects North Hertfordshire

We are no longer protected by the transitional provisions in earlier versions of the NPPF that previously guarded five-year supply positions tied to recently adopted local plans. That change means we must now demonstrate a compliant five-year housing land supply under the current Framework tests.

Purpose of this update

This Five-Year Housing Supply Update sets out our position as of **31 March 2025** and explains how that position should be applied to relevant planning applications and decisions.

What to expect next

This Update explains our delivery trajectory, the sites included in the five-year supply, and any buffer applied. It provides the transparent, up-to-date evidence decision-makers and applicants need to understand how housing supply is being met across North Hertfordshire.

This report sets out the figures underpinning our Objectively Assessed Needs, forming a key foundation for the preparation of our Local Plan. In addition, we've included indicative calculations based on the Government's New Standard Method for assessing Local Housing Need. These figures are provided for context only, as we are currently unable to formally progress our Local Plan Update, pending the publication of the necessary regulations by Government.

FIVE-YEAR HOUSING REQUIREMENT

Five-Year Housing Requirement

Our Local Plan requires us to provide land for a minimum of 13,000 homes between 2011 and 2031. That target translates to an annual requirement of 650 homes. We monitor residential land availability every year, and this statement records the position as at 31 March 2025, prepared in line with national [Planning Practice Guidance \(PPG\)](#).

Paragraph 31 of the PPG directs us to make up any past shortfall within the next five years using the Sedgefield approach. During plan preparation we chose a different, more measured route to address historical under-delivery which involved spreading the shortfall across the remaining Plan period. The Examining Inspector agreed with this approach and confirmed it as the most appropriate method for calculating our five-year housing land supply.

‘...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.’¹.

Policy IMR1 in the NHLP sets out our approach clearly:

- We apply the **Liverpool approach**, meeting the accumulated shortfall over the remainder of the Plan period rather than compressing it into the next five years.
- Once the combined annual requirement and any remaining shortfall are established, we apply a buffer if required, reflecting the most recent Housing Delivery Test outcome.

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:

- 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.
- 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;
- 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
- 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

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

¹ Paragraph 113 [Inspectors Report](#)

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

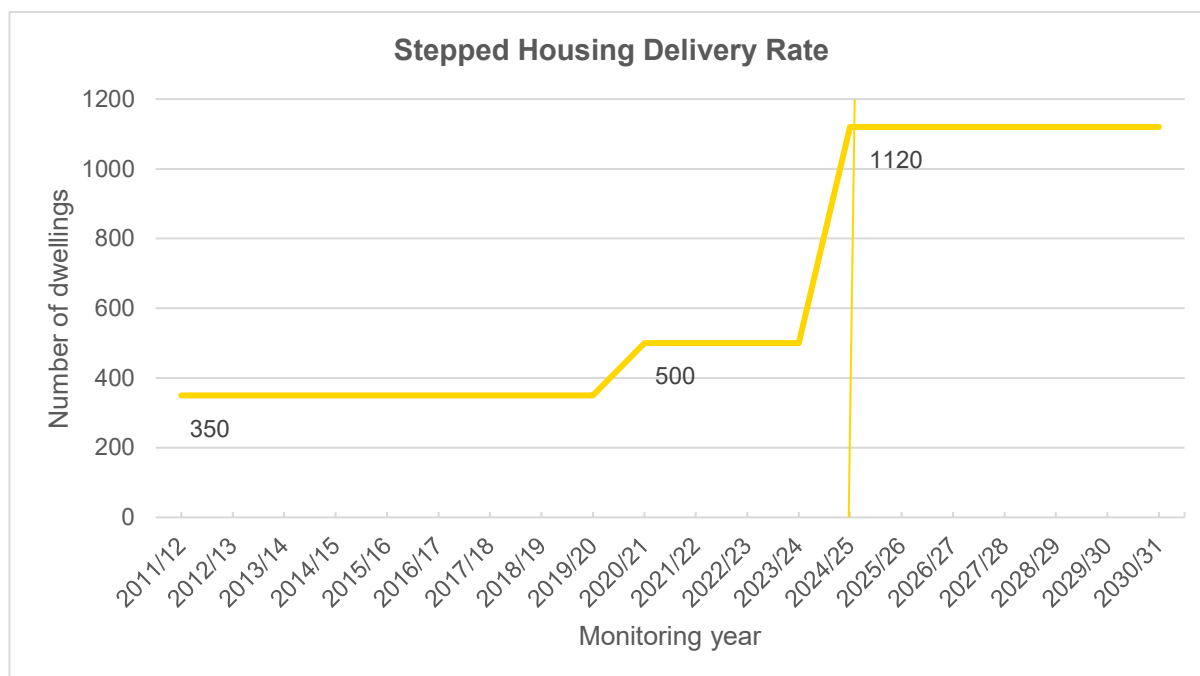


Fig 1 – Stepped housing delivery rate

Annual housing requirement figure	1,120
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Table 1 – Annual housing requirement figure to 31 March 2025

Table 2 presents our cumulative net housing completions from the Local Plan base date of 1 April 2011 through to the current monitoring date.

The PPG² requires any shortfall to be measured from this adopted plan start date. The table therefore sets out, year by year, how many homes have been completed and highlights the aggregated shortfall against the Plan target since the Plan period began.

Table 2 shows that since 2020/21 our annual housing completions have not met the Plan requirement, and the cumulative shortfall has continued to increase across the Plan period. As of 31 March 2025, our district faces an undersupply of 1,253 dwellings.

² (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
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
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
2024/25	407	1120	-713	5,017	6,270	-1,253

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

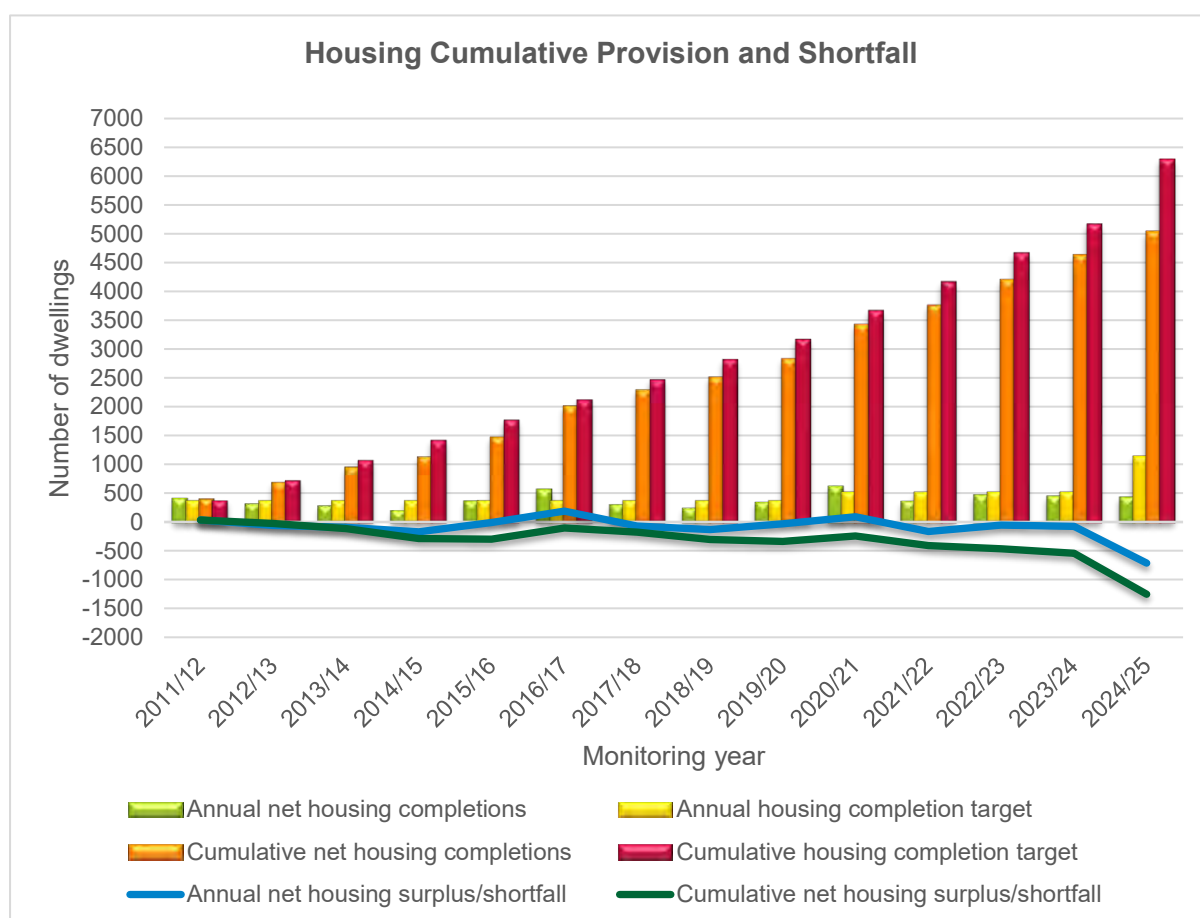


Fig 2 - Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

Under the Liverpool approach, this historic shortfall will be made up evenly over the remainder of the Plan period, so delivery of the 1,253 homes is spread across each year up to 2031. This approach smooths expectations for developers and communities, reduces pressure on the next five years, and provides a realistic, deliverable trajectory for meeting the Plan target by the end of the period.

Annualised requirement to provide for historic undersupply of housing using the Liverpool approach (1,253/6)

209

Table 3 – Annualised requirement for historic undersupply of housing

Paragraph 79 of the 2024 NPPF says that where an authority has experienced significant under-delivery of housing over the previous three years, an additional buffer should be added to the supply of specific deliverable sites.

The latest [Housing Delivery Test](#) (HDT) result for North Hertfordshire (published in December 2024) was 105%, so no delivery buffer is required for our five-year supply.

The HDT assesses actual housing delivery over the prior three years and is published

annually by government. Consequences by HDT band:

- >95% = No further action required.
- <95% = Authority must prepare an Action Plan.
- <85% = Action Plan plus a 20% buffer on the five-year supply.
- <75% = Action Plan, 20% buffer, and the presumption in favour of development.

Because our HDT score exceeds 95%, we do not apply an additional buffer when calculating our five-year housing land supply. This confirms that recent delivery performance (as of March 2023) is strong enough that no compensatory uplift is needed to improve the prospect of meeting planned supply.

The formula for the HDT calculation is:

$$HDT \% = \frac{\text{Total net homes delivered over three-year period}}{\text{Total number of homes required over 2-year 8-month period}^3}$$

Our results for the last published year (2023) are shown in Table 4.

ONS code	Area name	Number of homes required			Number of homes required
		2020/21	2021/22	2022/23	
E07000099	North Hertfordshire	333 ⁴	500	500	1,333
Number of homes delivered		Number of homes delivered		Score	Consequence
2020/21	2021/22	2022/23			
618	335	447	1,400	105%	None

Table 4 – HDT score 2024

The updated NPPF (December 2024) has reintroduced the 5% buffer for calculating five-year housing land supply to preserve choice and competition in the land market, reinforcing the expectation that we factor a modest uplift into supply figures to support a healthy, competitive development environment.

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

Annual homes requirement for 2024/25	Annual shortfall (Table 3)	Total annual requirement	5-Year requirement	Annual 5% buffer	Total 5-year requirement including buffer
1,120 ⁵	209 ⁶	1,329	6,645	332	6,976

Table 5 – Five-year housing requirement for North Herts, 2024/5 – 2028/29

³ For the 2023 measurement, there is a reduction in the period for measuring total homes required – usually this would be measured over a 3-year period, but an 8-month period has been used for the 2020/21 monitoring year; requirement is assessed from 1 August 2020, meaning that 243 days are assessed. This is to account for the considerable variations in levels of housing delivery as local planning authorities and construction industry faced disruption on a national, regional, and local level due to the pandemic. No adjustment was made in the 2021/22 and 2022/23 monitoring years

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.

⁵ From 2024/25, the annual housing requirement increases from 500 to 1,120 dwellings per year.

⁶ Rounded up from 208.83

New Standard Methodology

In December 2024 the Government published a revised standard method alongside the updated NPPF, producing a new method of calculating indicative local housing need figures for our area.

The calculation sets our annual local housing need at 1,043 homes⁷ (published 22 May 2025) and is expected to remain in force until the affordability ratios are next updated in March 2026. This is an increase from the [figure published in December 2024](#). The affordability ratio that is used to calculate the standard method Local Housing Need figure has deteriorated and therefore our housing number has increased.

The updated standard method effectively resets the baseline for housing need, removing the obligation to make up past shortfalls under the old figures and, in practical terms, allows us to “start again” on meeting housing targets. This change means historic under-delivery no longer automatically increases our current requirement, so the focus shifts to delivering against the newly calculated need going forward.

Following the same steps as previous, the total five-year requirement looks like this:

Annual homes requirement of 2024/25	Annual shortfall	Total annual requirement	5-Year requirement	Annual 5% buffer	Total 5-year requirement including buffer
1,043	0	1,043	5,215	261	5,476

Table 6 – Five-year housing requirement for North Herts - new standard method, 2024/5 – 2028/29

As stated previously, this is an indicative calculation based on the Government’s New Standard Method for assessing Local Housing Need. These figures are provided for context only, as we are currently unable to formally progress our Local Plan Update, pending the publication of the necessary regulations by Government. However, we expect to transition to this figure upon the publication of the new regulations for plan making and will use the most up to date figures for any emerging housing target for the development of the new Local Plan update.

⁷ https://www.turley.co.uk/sites/default/files/pdf/file/2025-05/turley_lpdf_-_revised_standard_method_analysis_may2025_0.pdf

DELIVERABLE HOUSING SUPPLY

Deliverable Housing Supply

We have identified an annual supply of sites that can realistically deliver homes within the next five years.

The NPPF defines “deliverable” housing sites as those that are:

- Available now,
- In a suitable location for development now, and
- Achievable with a realistic prospect of delivering homes within five years.

Two important distinctions follow:

- Part (a): Non-major sites with planning permission, and all sites with detailed permission, should be treated as deliverable until permission expires, unless there is clear evidence they will not deliver within five years (for example, viability issues, lack of demand, or long-term phasing).
- Part (b): Major sites with outline permission, sites allocated in a development plan, sites with a grant of permission in principle, or sites on a brownfield register are only deliverable where there is clear evidence that completions will start within five years.

For sites that require extra proof of deliverability, notably outline permissions, allocated sites, permissions in principle, and brownfield register entries, PPG suggests the following types of evidence:

- Current planning status - progress on reserved matters, linked planning performance agreements and discharge of conditions.
- Developer commitment - written agreements with the local planning authority confirming expected start dates and build-out rates.
- Concrete site preparation - firm progress on site assessments and pre-application work.
- Practical constraints and mitigation - information on viability, ownership, infrastructure delivery, or successful bids for infrastructure funding.

We are also able to draw on the [Housing and Economic Land Availability Assessment](#) to demonstrate deliverability.

All sites we have identified meet the NPPF and PPG deliverability tests by being:

- Available now,
- Situated in suitable locations, and
- Achievable within a five-year horizon.

We have grouped sites against the Annex 2 tests so it's clear which require additional

evidence, and which do not.

Part A (normally deliverable)

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

Part B (require clear evidence to demonstrate deliverability)

- Sites with outline permission or subject to S106 agreements
- Allocated deliverable housing sites

These Part B sites will only be treated as deliverable where there is demonstrable, site-specific evidence that housing completions will begin within five years.

Units deliverable withing 5 years	
Part A	Sites under construction
	691
	Sites with detailed planning
Part B	372
	Sites with Prior Notification
	84
Part B	Sites with Outline Permission/S106
	387
	Deliverable sites
	1,882
Total	
3,416	

Table 7 – Summary of supply of deliverable housing identified 31 March 2025

In addition to the deliverable sites above, we include a windfall allowance to reflect smaller sites likely to come forward during the Plan period. This approach follows the Local Plan examination recommendations and provides useful flexibility to support delivery.

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.’

We include a windfall figure because it builds careful contingency into the housing supply without double-counting our identified sites, reflecting the Inspector’s view that modest, site-specific opportunities, particularly in town centres. It can also help speed delivery, allowing the Plan to remain responsive to changing market signals and local development opportunities over time.

Monitoring year	Small sites	Large sites	Total
2025/26	-	-	-
2026/27	25	-	25
2027/28	35	-	35
2028/29	50	-	50
2029/30	60	43	103
Final Total	170	43	213

Table 8 – Total supply of windfall housing identified 31 March 2025



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

Our projected windfall figures are deliberately conservative, grounded in actual delivery since the Plan period began in 2011. Figure 3 plots the number of sites recorded as “windfall” through the development management process and logged by Hertfordshire County Council, showing a reliable record that supports our cautious assumptions.

CONCLUSIONS

Conclusions

Local Plan Figures

Our total requirement for housing delivery from 1 April 2025 – 31 March 2030 in our District is **6,976 dwellings**. This incorporates the objectively assessed housing need annual rate of 1,120 dwellings per year, the annual shortfall of 209 dwellings, totaling 1,044 dwellings per year, and the 5% buffer amounting to 332.

Total supply of deliverable housing identified	31 March 2025
Total number of dwellings under construction	691
Total number of dwellings with detailed planning permission	372
Total number of dwellings with prior notification (including -10% for non-implementation of under ten dwellings)	84
Total number of dwellings with outline permission/S106 (including -10% for non-implementation of under ten dwellings)	387
Total number of dwellings for other 'Deliverable' sites	1,882
Total number of dwellings for windfall sites	213
Total identified supply	3,629

Table 9 – Total supply of deliverable housing identified 31 March 2025

Table 9 shows that the **total supply of deliverable housing identified by the Council for that five-year period is 3,629 dwellings**.

This means we can demonstrate a deficit of **3,347 dwellings** over the five-year period of 2025/26 – 2029/30.

Table 10 shows that we can demonstrate a five-year land position of **2.6 years** against our adopted housing requirement. This figure falls below the five-year requirement.

Five-year housing supply calculation		
A	Objectively Assessed Need (OAN) (dwellings per year)	1,120
	OAN over 5 years	5,600
B	Remaining Local Plan period (years)	6
C	Completions 1 April 2011 – 31 March 2024	5,017
D	Target 1 April 2011 – 31 March 2024	6,270
E	Shortfall against target on 31 March 2024 (D – C)	-1,253
F	Target 1 Apr 2025 – 31 Mar 2030	5,600
G	Surplus / Shortfall to be delivered in 5yr period (E / 6 x 5)	1,044
H	Buffer to be applied (5%) based on 2023 HDT consequence	332
I	Total 5yr requirement (F + G + H)	6,976
J	Dwellings for sites under construction	691
K	Dwellings granted permission or prior approval	456
L	Dwellings granted outline permission or subject to S106	387
M	Other dwellings considered 'deliverable'	1,882
N	Dwellings from Windfall sites	213
O	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (J + K + L + M + N)	3,629
P	Total Years Housing Supply ((O / I) x 5)	2.6

Table 10 – Five-Year Housing Land Supply Calculation

New Standard Method

Our 5-year housing land supply under the standard housing method is also shown for comparison purposes and would be used if the new plan-making system had come into force and we were able to give formal notice to start preparing a new Local Plan.

Our total requirement for housing delivery from 1 April 2025 – 31 March 2030 in our District is **5,215 dwellings**. This incorporates the new standard method housing need annual rate of 1,043 dwellings per year, no shortfall, and the 5% buffer amounting to 261.

Table 8 shows that the **total supply of deliverable housing identified by the Council for that five-year period is 3,629 dwellings**.

This means there is a deficit of **1,586 dwellings** over the five-year period of 2025/26 – 2029/30.

Table 11 shows that we can demonstrate a five-year land position of **3.3 years** using the Governments New Standard Methodology. This figure falls below the five-year requirement.

Five-year housing supply calculation		
A	New Standard Method Local Housing Need (LHN) (dwellings per year)	1,043
	LHN over 5 years	5,215
B	Remaining Local Plan period (years)	6
C	Completions 1 April 2011 – 31 March 2024	5,017
D	Target 1 April 2011 – 31 March 2024	6,270
E	Shortfall	0
F	Target 1 Apr 2025 – 31 Mar 2030	5,215
G	Surplus / Shortfall to be delivered in 5yr period (E / 6 x 5)	0
H	Buffer to be applied (5%) based on 2023 HDT consequence	261
I	Total 5yr requirement (F + G + H)	5,476
J	Dwellings for sites under construction	691
K	Dwellings granted permission or prior approval	456
L	Dwellings granted outline permission or subject to S106	387
M	Other dwellings considered 'deliverable'	1,882
N	Dwellings from Windfall sites	213
O	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (J + K + L + M + N)	3,629
P	Total Years Housing Supply ((O / I) x 5)	3.3

Table 11 – Five-Year Housing Land Supply Calculation – New Standard Method