



ANNUAL MONITORING REPORT 2012/13

February 2014

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Contents

| Chapter | Title | Page No. |
|----------------|--|-----------------|
| 1. | Introduction | 3 |
| 2. | Structure of the Report | 3 |
| 3. | Executive Summary of Key Findings | 5 |
| 4. | The Local Context and Contextual Indicators | 8 |
| 5. | Local Development Scheme Implementation | 15 |
| 6. | Sustainable Development | 17 |
| 7. | Housing | 19 |
| 8. | Green Belt and Countryside | 30 |
| 9. | Transport | 32 |
| 10. | Economic Development and Employment | 36 |
| 11. | Shopping and Town Centres | 40 |
| 12. | Environment and Design | 43 |
| 13. | Built Heritage | 48 |
| 14. | Leisure, Recreation and Community Facilities | 51 |
| 15. | Community Infrastructure Levy | 53 |
| 16. | Neighbourhood Planning | 54 |
| 17. | Duty to Cooperate | 55 |
| Appendix A | Housing Trajectory Information | |
| Appendix B | Schedule of Housing Commitments | |

1. Introduction

- 1.1 This is East Herts' ninth Annual Monitoring Report (AMR), reporting on the period from 1st April 2012 to 31st March 2013. Currently the AMR is one of the key documents supporting the Development Plan, with its main purpose being to monitor how the Council is performing against the timetable set out in the Local Development Scheme (LDS) and, using information against a variety of indicators and targets, to report on the extent to which policies in the East Herts Local Plan are being successfully implemented. The report covers a wide range of issues, from housing and employment to the Green Belt and transport.
- 1.2 The Coalition Government has implemented a number of changes to the planning system since coming to power, including publishing the National Planning Policy Framework (NPPF) on 27th March 2012. In addition, the Localism Act was enacted which removes the requirement for local planning authorities to produce an AMR for Government, whilst retaining the overall duty to monitor. The Coalition Government has withdrawn guidance on local plan monitoring, enabling local authorities to choose which targets and indicators to include in their AMR, as long as they are in line with the relevant UK and EU legislation.
- 1.3 For this monitoring year, the AMR uses many of the indicators addressed in previous years. This is whilst new monitoring indicators are considered as part of the preparation of the emerging District Plan. The Council will make changes to its AMR and District Plan to reflect future changes to the planning system as and when required.

2. The Structure of the Report

- 2.1 Despite the withdrawal of guidance on Local Plan monitoring by the Coalition Government, this year's AMR will continue to follow the same format as it has done in previous years. The Council is developing an updated monitoring framework alongside the preparation of the District Plan and this framework will be used as the basis for future AMRs.
- 2.2 The AMR is based on existing information available for the monitoring year. Through the development of an updated monitoring framework and in conjunction with various partners (notably Hertfordshire County Council), the Council will continue to explore methods of collecting additional and enhanced information for future monitoring years.
- 2.3 The report contains two types of indicators as follows:
 - Contextual Indicators: Describe the wider social, environmental and economic background against which the Local Plan policy operates.
 - Core Output Indicators: Used to assess the performance of policies. These include core (COI) and local indicators (LOI). The indicators are linked to the policies in the Adopted Local Plan Second Review, Saved Policies, where appropriate.

- 2.4 Comments and feedback are welcomed on the format and content of this AMR. Any comments received will be considered by the Council and will, where appropriate, inform future AMRs. Comments should be sent to:

Planning Policy Team
East Herts Council
Wallfields
Pegs Lane
Hertford
Hertfordshire
SG13 8EQ

Comments can also be emailed to: *planningpolicy@eastherts.gov.uk*

3. Executive Summary of Key Findings

3.1 This is the ninth Annual Monitoring Report that the Council has produced. It represents an important part of a comprehensive monitoring system for the Local Plan and the future District Plan in East Hertfordshire.

3.2 The main findings of this AMR are outlined below:

Local Development Scheme (LDS) Implementation

3.3 Version 4 of the Local Development Scheme was in effect over the monitoring year, and consequently has been used to assess progress, although it should be noted that Version 5 of the Local Development Scheme was approved in December 2013. Preparation of the District Plan was delayed owing to outstanding technical work and therefore the Council did not meet all of the milestones set out in the LDS over the monitoring year.

Sustainable Development

3.4 Monitoring renewable energy capacity in the District is not straightforward, although the Council is now obtaining information from permitted planning applications which indicates that some schemes utilising renewable energy generation are likely to come forward in the coming years. The Council will continue to seek ways to improve monitoring of this indicator in the future. The Council will need to develop ways to capture information in the future.

Housing

3.5 An additional 699 dwellings (net) were completed in the district during 2012/2013. This number is much higher than the previous monitoring year, as monitoring indicated that housing 'starts' had increased in 2011 and development had commenced on a number of large sites.

3.6 The five year land supply calculation 2014/15 to 2018/19 indicates that East Herts has 3.4 years' supply based on the East of England Plan average annual requirement. This is calculated on the basis of sites with planning permission, Local Plan Allocations including the Areas of Special Restraint and Special Countryside Area to the north of Bishop's Stortford, and large brownfield sites expected to come forward for development within the 5 year supply period. The housing trajectory indicates that the Council will need to identify further sites for housing through the District Plan.

3.7 The Council achieved 64% of new housing on previously developed land (PDL), which exceeds the former Government target which aimed to prioritise development on PDL. The figures also indicate that very few new dwellings are being built at a density of less than 30 dwellings per hectare. This indicates that the Council is continuing to encourage effective use of brownfield sites and seeking to achieve efficient use of land.

- 3.8 A total of 196 affordable homes were completed during the monitoring year which represents 27% of all completed dwellings in the District. On sites above the Adopted Local Plan affordable housing thresholds, 36% of completed dwellings were affordable. Monitoring also indicates that the type and size of dwellings completed during 2012/2013 reflects the previous monitoring year, though there was a slightly greater proportion of flats completed this year than houses.

Green Belt and Countryside

- 3.9 There were no major departures from the Local Plan with regard to the Green Belt or the Rural Area Beyond the Green Belt that was contrary to policy.

Transport

- 3.10 On average 98% of new development within use classes A, B and D has complied with the Council's car parking standards. The data for Local Indicator TR2 shows that 92% of new dwellings have been completed within 30 minutes public transport time of five of the six key services.

Economic Development and Employment

- 3.11 The employment floorspace figures for 2012/13 show that 9,734 square metres of floorspace has been created for employment use throughout the District, of which a large proportion is B1(a) office use. 92% of the total employment floorspace created is on previously developed land.

Shopping and Town Centres

- 3.12 Monitoring shows that in the three main settlements, the majority of the primary shopping frontages are in A1 use. However, vacancy levels in the district continue to fluctuate due to the economic climate.

Environment and Design

- 3.13 There have been no changes to Sites of Special Scientific Interest or Local Nature Reserves in terms of number or area of sites. However, the number of wildlife sites in the district has fallen from 573 to 543 with a subsequent decrease in area of 21ha. This is due to the selection of 1 new wildlife site and the deselection of 31 wildlife sites.

Built Heritage

- 3.14 The Council has included two Local Indicators in order to monitor key changes that are taking place. There was no change to Areas of Archaeological Significance during the monitoring year. There has been no change to the number of listed buildings on the national at risk register with four remaining; one Grade I, two Grade II*s and one Grade II.

Leisure, Recreation and Community Facilities

13.5 There are 2 open spaces in the district which have been awarded Green Flag Status. The first open space in the district to be awarded Green Flag Status was Southern Country Park in Bishop's Stortford in August 2008, followed by the Ridgeway Local Park, Hertford, in July 2009. Both open spaces have successfully retained their Green Flag Status in each of the subsequent years.

Community Infrastructure Levy

3.16 The Council currently does not have a Community Infrastructure Levy (CIL) in place. Work on the CIL is progressing alongside the District Plan and CIL receipts and expenditure will be reported on once the CIL has been adopted and is in effect.

Neighbourhood Planning

3.17 During the monitoring year, East Herts Council received and agreed a request from Bishop's Stortford Town Council to designate a Neighbourhood Area of Bishop's Stortford Silverleys and Meads. No other formal steps were taken in progressing Neighbourhood Plans during the monitoring year. The Council will continue to monitor progress made on Neighbourhood Plans.

Duty to Cooperate

3.18 The Council has worked closely with neighbouring local planning authorities, County Councils and prescribed bodies to maximise effectiveness in preparing the District Plan for consultation. The Council will continue to monitor the approach and produce evidence as part of the plan-making process to ensure that it fulfils this requirement.

4. The Local Context and Contextual Indicators

Location

- 4.1 East Hertfordshire District covers an area of 477 square kilometres (184 square miles) and comprises approximately a third of the area of Hertfordshire. It is predominantly a rural District, with over 100 small villages and hamlets, in addition to the five historic market towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware.
- 4.2 The larger town centres are in Bishop's Stortford, Hertford and Ware, though the smaller settlements support a healthy number of shops and related services. The District is bordered by larger towns, with Stevenage and Welwyn Garden City to the West and Harlow to the South. Figure 1 illustrates the main features of the District.

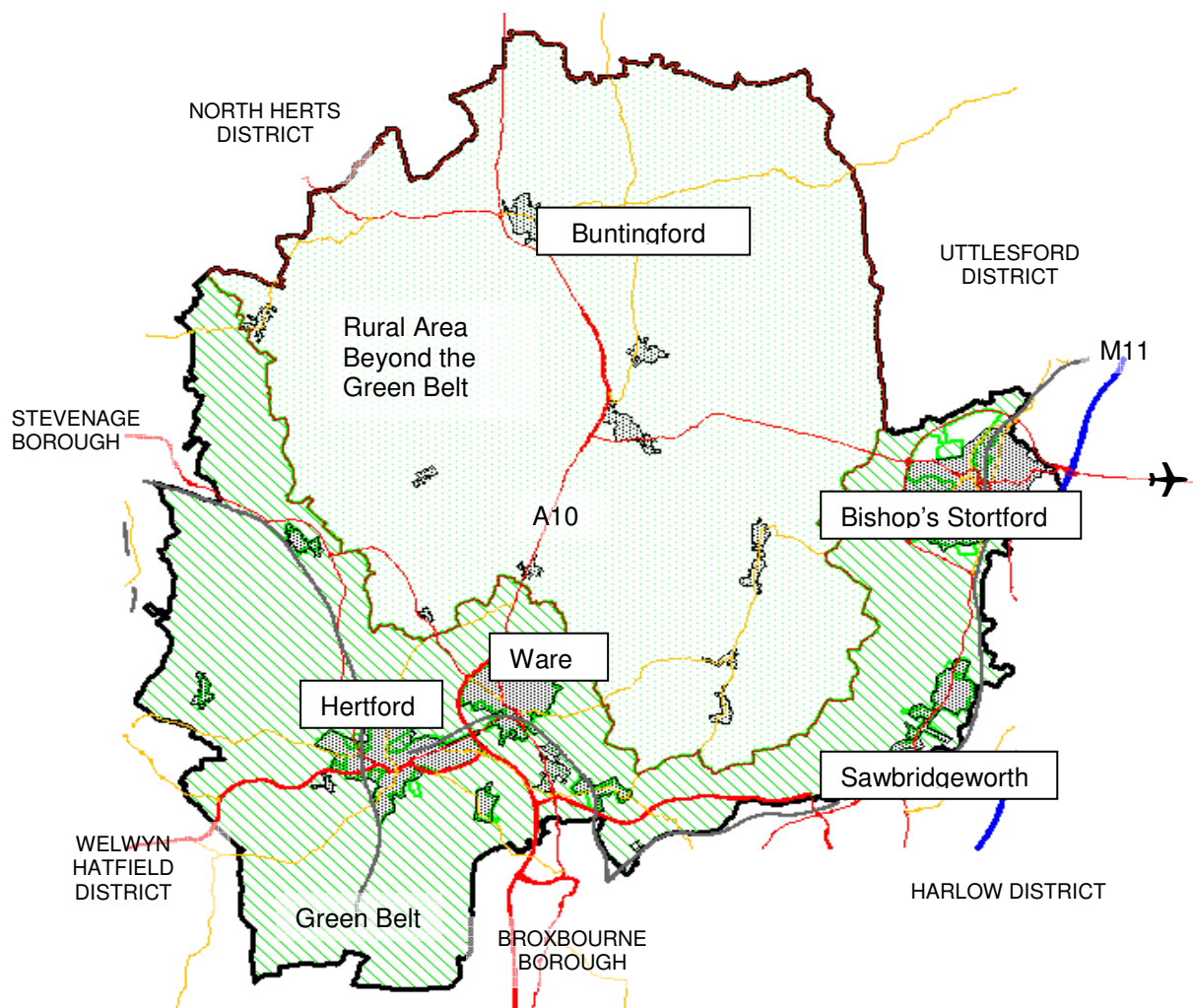


Figure 1: East Hertfordshire District

Environment

- 4.3 East Hertfordshire is characterised by the quality, nature and extent of the historic buildings within its boundary. The centres of all five main towns, as well as 37 villages, are designated as Conservation Areas, reflecting the special architectural and historic value of the District's built environment.
- 4.4 The District is largely made up of arable and urban areas (71% of the total area), with grassland (17%) and woodland (9%, over half of which is classified as ancient¹) making up most of the remainder. Sites of international importance within the District comprise a Special Protection Area (SPA) and a Wetland of International Importance (Ramsar Site) in the Lea Valley (Rye Meads and Amwell Quarry) and a Special Area of Conservation (SAC) at Wormley-Hoddesdonpark Woods (part of which is also designated a National Nature Reserve; the only one in Hertfordshire). East Hertfordshire has 16 Sites of Special Scientific Interest (SSSI), the most significant of which are Wormley-Hoddesdonpark Woods and Rye Meads. In addition, there are 543 locally designated Wildlife Sites covering a total area of 3,441 hectares as well as a Local Nature Reserve at Waterford Heath. The towns and villages of East Hertfordshire are also rich in natural habitats, particularly cemeteries in Hertford and Bishop's Stortford, and the grounds of Hertford Castle².

Travel and Transport

- 4.5 East Hertfordshire benefits from main line rail links into London and is also close to the A1(M), M11 and M25 motorways. Stansted Airport lies directly to the east, and as such has strategic implications for the District in terms of economic development, housing and aircraft generated noise pollution. The District's excellent transport links add to its attraction as a place to live, and as such continue to create pressure for new development, particularly housing.
- 4.6 The rural nature and scattered settlement pattern of the area has resulted in a complex transport network that prioritises north-south movements. Traffic has increased across the County over the past decades, leading to high car ownership. Only 13% (7,226) of households in the District are without access to a car or van, with 47% (26,267)³ of households owning 2 or more cars. The majority of the working population in the District travel to work by car⁴.

People

- 4.7 The District has seen a significant growth in its population over recent years. The increase between 1991 and 2012 has been 20.5%, which amounts to more than 23,600 people⁵. Today East Hertfordshire is home to a population of approximately 139,500 constituting 56,000 households⁶. For further information, see the population projections below.

¹ Ancient Woodland Inventory, English Nature

² Information for this paragraph came from 'A Habitat Survey for East Hertfordshire District', Herts Biological Records Centre in conjunction with The Herts and Middlesex Wildlife Trust, 1998 and information on the number of Wildlife Sites in 2013 supplied by the HBRC.

³ 2011 Census, ONS

⁴ 2011 Census, ONS

⁵ 1991 Census and 2012 mid year population estimate, ONS

⁶ 2012 mid year population estimate and 2011 Census, ONS

- 4.8 According to the 2011 Census, 95.4% of the population of East Hertfordshire described themselves as 'white' (against an England and Wales average of 86%). The largest minority ethnic group is Indian, at 0.7%. 62.7% of the District's population are Christian (just up from the England and Wales average of 59.3%), whilst 27.7% say they have no religion⁷.
- 4.9 The local population is one of the healthiest in the Country, with only 2.6% of the population describing their health as 'bad health' and 0.7% describing 'very bad health', against the England and Wales average of 4.3% and 1.3% respectively. This puts the District in the top 20 Districts in England and Wales for having the least number of the population describing their health as 'bad' or 'very bad', and within the top two in the Region for the having the least number of the population describing their health as 'very bad'⁸. The 2013 health profile⁹ shows that the health of the residents of East Hertfordshire is generally better than the average for England. However, there are some inequalities in the district. Life expectancy is 6.4 years lower for men and 3.2 years lower for women in the most deprived areas of the district than in the least deprived areas. The Public Health England profile suggests that the health priorities in East Hertfordshire are to increase physical activity and reduce obesity, help the growing older population to maintain their health and to reduce levels of smoking.
- 4.10 Table 1 shows that levels of recorded crime are lower in East Hertfordshire than the average for both the rest of Hertfordshire and for England and Wales. The data also shows that levels of violence against persons, sexual offences, robbery and burglary all fell between 2011/12 and 2012/13.

| | East Herts | | | Hertfordshire | England & Wales |
|--------------------------|----------------|------------------------|------------------------------|------------------------------|------------------------------|
| | 2012/13 | | | 2012/13 | 2012/13 |
| | Total Offences | % change 11/12 – 12/13 | Offences per 1000 population | Offences per 1000 population | Offences per 1000 population |
| Violence against persons | 981 | -14 | 7 | 7 | 14 |
| Sexual Offences | 52 | -31 | 0 | 1 | 1 |
| Robbery | 22 | -68 | 0 | 0 | 1 |
| Burglary | 271 | -21 | 2 | 3 | 4 |
| Vehicle offences | 678 | 8 | 5 | 5 | 2 |

Table 1: Recorded crime for five key offences 2012-2013¹⁰

⁷ 2011 Census, ONS

⁸ 2011 Census, ONS

⁹ APHO and Department of Health

<http://www.apho.org.uk/resource/view.aspx?RID=50215&SEARCH=sg12%200sw&SPEAR=>

¹⁰ Figures are for 2012-13, ONS

<https://www.gov.uk/government/publications/crimes-detected-in-england-and-wales-2012-to-2013> and Herts Police, www.herts.police.uk

Education

- 4.11 Educational attainment is generally very high. Indeed, 87.5% of pupils in East Hertfordshire achieved five or more GCSEs with grades of A* to C. This is slightly higher than the Hertfordshire (84.9%), and England (81.8%) averages¹¹.
- 4.12 Taking the District's working age population as a whole, 42.3% are educated to at least NVQ level 4 (Degree level and above), which compares favourably with the national average of 34.2%¹².

Economy and Employment

- 4.13 Of the 326 local authorities in England, East Herts is ranked as the 14th least deprived¹³, although there are some areas within it that are less affluent.
- 4.14 Despite an excellent educational record, the District suffers a skills shortage in traditional trades. This makes the District dependent upon surrounding areas for these skills. There is, however, a predominance of employment in managerial, professional and technical occupations among the District's residents¹⁴.
- 4.15 The average full-time wage for people in employment who live in the District is £36,253 per person per annum (ppa). However, the average full-time wage for people who work in the District (and may not necessarily live there) is £25,419 ppa¹⁵. This difference is largely attributable to the 20% of East Herts' working population who commute to London¹⁶.
- 4.16 Unemployment in the District has remained reasonably steady over the past year following a sharp rise throughout 2008, with the claimant count rate staying at 2.1%¹⁷. This figure is significantly lower than the UK claimant count rate of 4.9%.
- 4.17 The District has a sound economic base, built on small and medium-sized engineering firms, a significant pharmaceuticals sector, high-tech computer companies, brewing, printing, food processing and distribution, and Stansted Airport related service industries. In addition, local government bodies are a major employer, particularly in Hertford.

¹¹ Taken from DfE local statistics for education. Figures are for LEA maintained schools in 2012.

¹² ONS Annual Population Survey 2012, Nomis

¹³ The English Indices of Deprivation, 2010, DCLG

¹⁴ Census 2011, ONS

¹⁵ Annual Survey of Hours and Earnings, 2012, ONS

¹⁶ Commuting Patterns from the Annual Population Survey, 2010 and 2011, ONS

¹⁷ Regional Labour Market: Claimant Count Rate, April 2013, ONS. This is the proportion of the working age population claiming job seekers allowance.

House Prices

4.18 The table below shows that average prices of detached and terraced houses in the District have increased since 2011, though semi-detached and flats/maisonettes have decreased. Overall the average house prices stayed at a similar level to 2011. It is likely that house prices in the district will continue to fluctuate given the current economic climate. However, average house prices in the district still remain significantly above the national average creating issues of affordability.

| Average Price | Detached | Semi-Detached | Terraced | Flat/Maisonette | Overall |
|-----------------------------------|----------|---------------|----------|-----------------|----------|
| Jan-Mar 12 | £559,200 | £288,000 | £255,800 | £180,400 | £320,850 |
| Apr-Jun 12 | £498,600 | £301,400 | £261,300 | £179,700 | £310,250 |
| Jul-Sep 12 | £530,800 | £311,800 | £255,400 | £189,200 | £321,800 |
| Oct-Dec 12 | £511,400 | £318,800 | £260,800 | £190,400 | £320,350 |
| 2012 Average | £525,000 | £305,000 | £258,325 | £184,925 | £318,313 |
| % Change From 2011 Average | +2.84% | -1.82% | +2.89% | -2.57% | -0.17% |

Table 2: Average house prices in East Herts by dwelling type 2012¹⁸

Population Projection

4.19 Figure 2 illustrates a population projection for East Herts using the Office of National Statistics (ONS) 2010-based Sub-national Population Projections¹⁹ data and also the ten year 2011-based Sub-national Population Projections²⁰ released in the interim until the full set is published later in 2014. The reduction in the 2011 population compared to the 2010 projections will affect future ONS population projections. However ONS figures are based on trends in population and do not take account of any future policies or large scale development.

| Population projections for East Herts | | | | | | | | |
|--|--------------------|--------------------|--------------------|---------|---------|---------|---------|---------|
| | 1991 ²¹ | 2001 ²² | 2006 ²³ | 2011 | 2016 | 2021 | 2026 | 2031 |
| ONS trend-based Projection 2010 | 115,818 | 129,300 | 132,600 | 139,000 | 146,000 | 153,000 | 160,000 | 166,000 |
| ONS trend-based Projection 2011 | 115,818 | 129,300 | 132,600 | 138,200 | 144,600 | 152,300 | N/A | N/A |

Table 3: Population Projections for East Herts

¹⁸ Figures from Herts Local Information System (HertsLis) website and Land Registry data, <http://www.landreg.gov.uk>. Figures are rounded to the nearest 100.

¹⁹ Published March 2012, ONS

²⁰ Published September, 2012, ONS

²¹ Census 1991

²² Census 2001

²³ 2006 Mid-Year Population Estimate, ONS

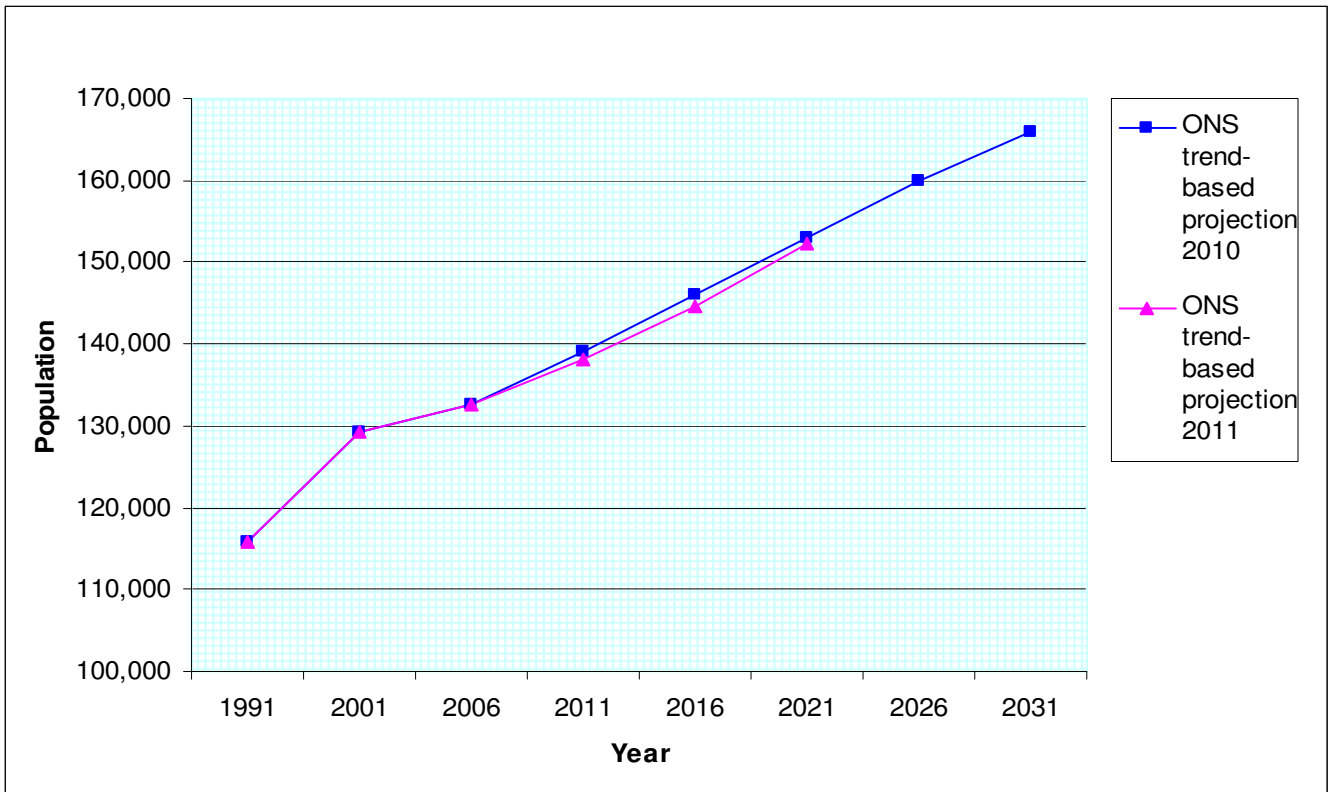


Figure 2: Population Projections for East Herts

- 4.20 Figure 3 is based on data from the 2010 trend-based ONS population projections. The data shows that if current trends continue, there will be a marginal increase in the 0-19, 20-39 and 40-59 age groups. However, a significant increase in the amount of people aged 60 years plus is projected. These trends are indicative of an ageing population in the UK.
- 4.21 The 2011 trend-based ONS data projects age profiles only as far as 2021, given that only interim data has been released from the 2011 Census so far. However, the projections are very similar to those in the 2010-based projections.



Figure 3: Projected Age Profiles for East Herts (from 2010 trend-based Population Projections)

5. Local Development Scheme Implementation

- 5.1 One of the main aims of the AMR is to monitor the progress of the Council in producing the documents set out in the Local Development Scheme (LDS).
- 5.2 Version 4 of the LDS was approved in August 2012 and has been used to examine the progress made in this monitoring year. Versions 3 and 4 were agreed during the 2012-2013 monitoring year. It is not considered appropriate to use Version 2 which was agreed in Autumn 2006 as this only set a timetable up until December 2011. It is also not considered appropriate to use Version 5 of the LDS which was agreed in December 2013, after the end of the 2012-2013 monitoring year, as it relates to a single District Plan Development Plan Document (DPD) as opposed to two (Part 1: Strategy and Part 2: Site Allocations). The change to the structure of the District Plan was only agreed in July 2013, after the end of the monitoring year.
- 5.3 The District Plan: Part 1 - Strategy that was in preparation during the monitoring year was produced in line with the Local Development Scheme timetable during the early part of the monitoring year. However, it was not produced in line with the Local Development Scheme timetable during the latter part of the monitoring year, as delays to outstanding technical work from external parties delayed preparation of the Plan and consequently public consultation was postponed.




| Title of document | Stage reached? (as of 31 st March 2013) | In line with LDS Version 4? | Reasons for deviation from timetable? |
|----------------------|--|--|--|
| District Plan Part 1 | Consideration of responses to Issues and Options Consultation Preparing Preferred Strategy and Preferred Strategy Public Consultation |   | N/A Delayed receipt of technical work from external parties delayed preparation and public consultation on Preferred Strategy |
| District Plan Part 2 | Not yet started |  | N/A |

Table 4: Progress of the District Plan against LDS

Figure 4: Schedule

The following schedule sets out the timetable for the preparation of the East Herts DPDs:

| Year | 2008 | | | | | | | | | | | | 2009 | | | | | | | | | | | |
|--|---------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|
| Month | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |
| District Plan: Part 1 - Strategy | [Red] | | | | | | | | | | | | | | | | | | | | | | | |
| District Plan: Part 2 - Allocations and Policies | [White] | | | | | | | | | | | | | | | | | | | | | | | |

| Year | 2010 | | | | | | | | | | | | 2011 | | | | | | | | | | | |
|--|----------|---|---|---|---|---|---|---|---|---|---|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| Month | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |
| District Plan: Part 1 - Strategy | [Yellow] | | | | | | | | | | | | [Yellow] | | | | | | | | | | | |
| District Plan: Part 2 - Allocations and Policies | [White] | | | | | | | | | | | | [White] | | | | | | | | | | | |

| Year | 2012 | | | | | | | | | | | | 2013 | | | | | | | | | | | |
|--|--------------|---|---|---|---|---|---|---|---|---|---|---|--------------|---|---|---|---|---|---|---|---|---|---|---|
| Month | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |
| District Plan: Part 1 - Strategy | [Light Blue] | | | | | | | | | | | | [Light Blue] | | | | | | | | | | | |
| District Plan: Part 2 - Allocations and Policies | [White] | | | | | | | | | | | | [White] | | | | | | | | | | | |

| Year | 2014 | | | | | | | | | | | | 2015 | | | | | | | | | | | |
|--|---------------|---|---|---|---|---|---|---|---|---|---|---|---------------|---|---|---|---|---|---|---|---|---|---|---|
| Month | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |
| District Plan: Part 1 - Strategy | [Light Green] | | | | | | | | | | | | [Light Green] | | | | | | | | | | | |
| District Plan: Part 2 - Allocations and Policies | [Yellow] | | | | | | | | | | | | [Yellow] | | | | | | | | | | | |

Key to Stages

| | | | | | | | |
|----------|-------------------|---------------|--------------------------|--------------|---|-----------|---------------------|
| [Red] | Awareness Raising | [Yellow] | Issues & Options | [Light Blue] | Preferred Strategy / Allocations & Policies | [Hatched] | Public Consultation |
| [Orange] | Pre-Submission | [Light Green] | Submission & Examination | [Purple] | Adoption | * | Examination |

6. Sustainable Development

Introduction

6.1 The Adopted Local Plan Second Review contains a Sustainable Development chapter with the following aims:

Aims and Objectives

- To ensure that development in East Hertfordshire is the most sustainable in form as current knowledge and practicalities permit
- Promote and encourage development which reduces the overall demand for and makes the most efficient use of resources, including land, water, energy, and other resources.
- Encourage the generation of renewable energy within the District.
- Increase the level of energy efficiency in the District's towns and villages.
- Increase the rate of carbon fixing through protecting existing, and increasing, plant cover (particularly trees).
- Protect and enhance the air and water environment.
- Protect and enhance biodiversity and features of geological interest, particularly critical environmental assets.
- Reducing social exclusion and improving quality of life.

Core Indicators

COI E3: Renewable Energy Generation

- 6.2 Hertfordshire County Council commissioned a study into Renewable Energy which was completed in July 2005. The Study identified that East Hertfordshire had capacity for a small to medium scale wind farm generating a capacity between 5 – 30 megawatts. The Study also identified a capacity for biomass across Hertfordshire as a whole and a very limited potential for hydro schemes (the weir in Hertford is the only possibility identified in East Hertfordshire).
- 6.3 It is not possible at present to set a target for the provision of new renewable energy capacity.

| Renewable energy facility permitted 2012-2013 | Number of schemes |
|--|--------------------------|
| Air Source Heat Pump | 2 |
| Biomass Heating | 2 |
| Cogeneration (Combined Heat and Power) | 0 |
| Ground Source Heating | 2 |
| Landfill Gas-powered Electricity Generator | 1 |
| Solar energy | 17 |
| Solar water heating | 7 |
| Onshore wind | 0 |
| Water | 0 |
| Total | 31 |

Source: East Herts Council and Hertfordshire County Council

Table 5: Renewable Energy Generation facilities permitted in 2012-2013

Interpretation

- 6.4 The Council is currently trying to improve its monitoring of renewable energy generation. This year the Council has obtained information on renewable energy generating schemes that have been permitted in the district and will endeavour to monitor whether they are installed.
- 6.5 The results for this indicator should be treated carefully as the majority of small scale household renewable energy systems do not need planning permission so will therefore not be recorded. The Council will be working with Hertfordshire County Council to improve monitoring of this indicator in future years.

7. Housing

Introduction

- 7.1 The Adopted Local Plan Second Review states that East Hertfordshire should provide for 11,100 dwellings between 1991 and 2011. This amounts to an average of 555 dwellings per annum. In addition, the East of England Plan (May 2008) identified a need for the District to provide for 12,000 dwellings between 2001 and 2021, an average of 660 dwellings per annum as at April 2006.
- 7.2 Prior to the monitoring year of 2012/13, the Government revoked the RSSs and consequently the regional housing targets. It is now the responsibility of the local authority to devise its own housing target. Preparation of the District Plan was ongoing during the monitoring year, though no housing target was identified at the time. As such, the provision of housing has continued to be measured against the targets set in the East of England Plan. The Council will review its housing target through the emerging District Plan and this will be reflected in future monitoring.
- 7.3 Dwelling statistics are produced annually by the Information Management Unit of Hertfordshire County Council's Environment Department.

Aims and Objectives

- To provide sufficient housing land during the plan period to meet the likely housing requirements of the District
- To ensure the careful husbandry of land with an emphasis on the full and effective use of urban land to relieve pressure on the countryside.
- To create sustainable patterns of development by, where possible, locating housing development near employment opportunities and improving accessibility to services and facilities by non-car modes of transport.
- To ensure that the housing provided meets the needs of the population in respect of location, size, affordability and accessibility.
- To achieve the aims of sustainability and preserve and enhance the quality and character of the environment.
- To ensure that sufficient housing land is identified to accord with the provisions of the National Planning Policy Framework (NPPF) and to manage the release of land by using a phasing approach.
- To ensure a continuous supply of housing land over the plan period by using the 'plan, monitor and manage' approach.
- To maximise the potential for housing provision on previously developed sites, seeking to achieve '*effective use of land by reusing land that has been previously developed...provided that it is not of high environmental value*' (Paragraph 17, NPPF).
- To ensure that the relevant principles of sustainability are adhered to by:
 - l) locating housing development:
 - i) mainly in urban areas;
 - ii) as near as possible to existing or planned employment opportunities and facilities; and

- iii) where there is existing or realistic potential for access to passenger transport.
 - ii) ensuring that the housing delivered:
 - i) makes the best use of natural resources;
 - ii) incorporates sustainable initiatives including energy and water conservation, solar energy, and waste management as an integral part of dwelling design; and
 - iii) is capable of adaptation to meet the changing needs of households.
- To ensure that the need for different types of housing accommodation, including affordable housing and special needs housing can be met.

Core Indicators

COI H1: Plan Period and Housing Targets

7.4 Figure 5 illustrates the annual dwelling completion rate in East Hertfordshire in comparison with the housing requirements contained in the Adopted Local Plan and the East of England Plan. The box below contains a summary of the number of dwelling completions. A breakdown of the net completion figures for 1991-2013 is set out in Table 1 and 2 of Appendix A.

| Source of Plan Target | Plan Period | Total Housing Required | Total Housing Built During Plan Period |
|----------------------------------|-------------|------------------------|--|
| Adopted Local Plan Second Review | 1991-2011 | 11,100 | 10,825 |
| East of England Plan (RSS14) | 2001-2021 | 12,000 | 5,778 |

Source: East Herts Council and Hertfordshire County Council

Table 6: Dwelling completions against Plan targets

7.5 The five year housing supply figure requirement was based upon the figure of 660 dwellings per annum as identified in Policy H1 of the Regional Spatial Strategy. This is the residual minimum figure required per annum between 2006/07 to 2020/21 having taken account of the dwellings already built between 2001/02 to 2005/06.

Interpretation

7.6 Table 3 of Appendix A illustrates that East Herts has a housing land supply equivalent to 3.4 years. The housing land supply calculation applies the NPPF which allows local planning authorities to make an allowance for windfall sites and the new requirement in paragraph 47 for 'an additional buffer of 5%'. This is based on the Schedule of Housing Commitments up until 31st March 2013, contained at Appendix B.

7.7 The Government abolished the East of England Plan on 3rd January 2013 which identified the figure of 660 dwellings per annum in Policy HA1. The Government has indicated that each local authority needs to devise its own housing target. East

Herts Council had not reached a figure over the 2012-2013 monitoring year and therefore the five year housing land supply is based on the interim figure of 660.

| | | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 |
|-------|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| H2(a) | | 605 | 376 | 250 | 347 | 562 | 777 | 557 | 553 | 469 |
| H2(b) | | | | | | | | | | |
| H2(c) | a) Net Additions | | | | | | | | | |
| | b) Hectares | | | | | | | | | |
| | c) Target | | | | | | | | | |
| H2(d) | | | | | | | | | | |

| | | 10/11 | 11/12 | 12/13 Rep | 13/14 Cur | 14/15 1 | 15/16 2 | 16/17 3 | 17/18 4 | 18/19 5 |
|-------|------------------|-------|-------|--------------|--------------|------------|------------|------------|------------|------------|
| H2(a) | | 200 | 383 | | | | | | | |
| H2(b) | | | | 699 | | | | | | |
| H2(c) | a) Net Additions | | | | 443 | 467 | 349 | 427 | 508 | 589 |
| | b) Hectares | | | | | 17.74 | 37.13 | 3.8 | 6.13 | 6.13 |
| | c) Target | | | | 660 | 660 | 660 | 660 | 660 | |
| H2(d) | | | | 761 | 782 | 805 | 840 | 874 | 908 | 939 |

| | | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 |
|-------|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| H2(a) | | | | | | | | | | |
| H2(b) | | | | | | | | | | |
| H2(c) | a) Net Additions | 552 | 552 | 551 | 551 | 551 | 210 | 210 | 210 | 210 |
| | b) Hectares | | | | | | | | | |
| | c) Target | | | | | | | | | |
| H2(d) | | 982 | 1036 | 1106 | 1198 | 1327 | 1607 | 2072 | 3004 | 5797 |

| | | 28/29 |
|-------|------------------|-------|
| H2(a) | | |
| H2(b) | | |
| H2(c) | a) Net Additions | 210 |
| | b) Hectares | |
| | c) Target | |
| H2(d) | | 5587 |

Source: East Herts Council and Hertfordshire County Council

Table 7: East Herts Housing Completions and Trajectory (2001/02 – 2028/29)

Key

- COI H2(a): Net Additional Dwellings – in Previous Years**
- H2(b): Net Additional Dwellings – for the Reporting Year**
- H2(c): Net Additional Dwellings – in Future Years**
- H2(d): Managed Delivery Target**

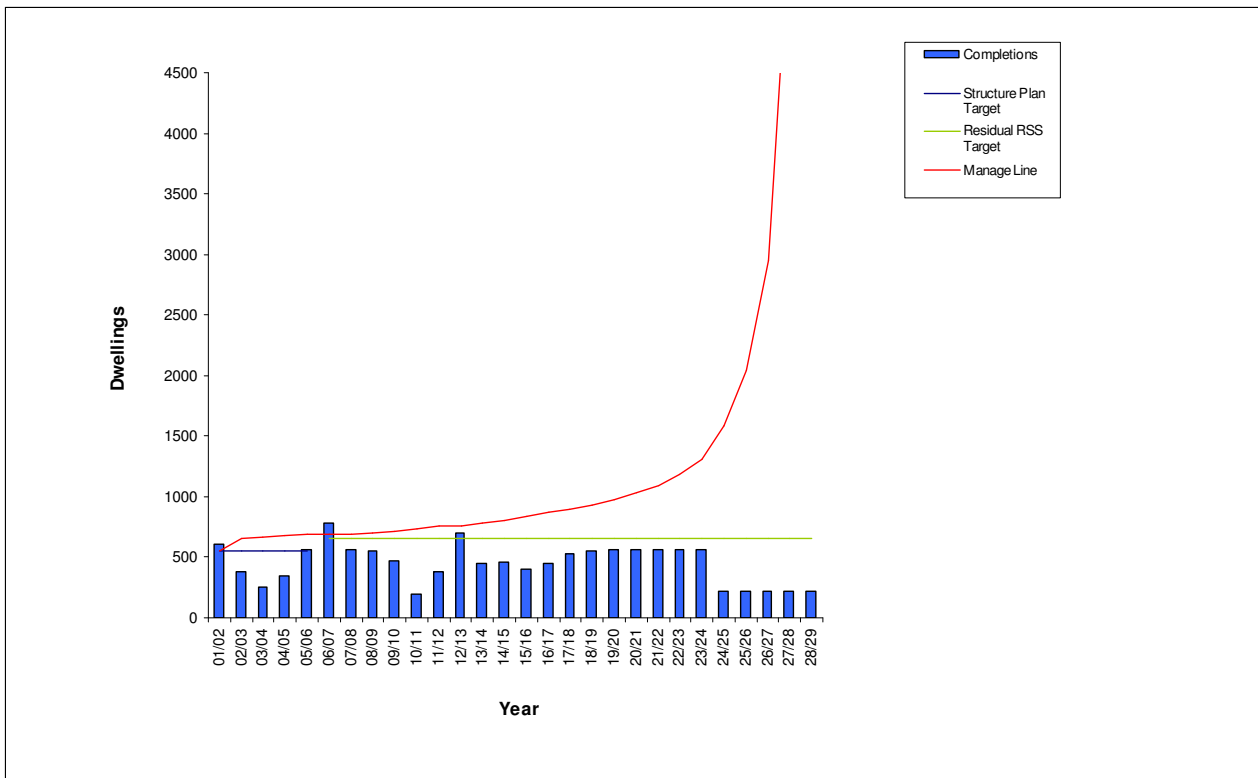


Figure 5: East Herts Housing Completions and Trajectory (2001/02 – 2027/28)

- 7.8 The figure above and Table 7 show the projected net additional dwellings in East Hertfordshire for the East of England Plan period (2001/02 to 2020/21) and the 15 year housing trajectory period 2014/15 to 2028/29. This takes into account outstanding planning permissions and housing allocations (without planning permission) in the Local Plan, in addition to large brownfield sites expected to come forward for development within the 5 year supply period. The Council will identify further sites to cater for the residual 5,587 dwellings through the ongoing District Plan process.
- 7.9 During the next monitoring year it is expected that 443 dwellings will be completed with 467 and 349 anticipated for the monitoring years 2014/15 and 2015/16, respectively. These figures are lower than the 699 dwellings completed in this monitoring year. However it is anticipated that the District Plan will be adopted in 2016 which will allocate further sites for development, therefore it is not unreasonable to assume that housing completions could increase towards the end of the five year supply period.
- 7.10 Appendix B is a Schedule of Housing Commitments listed by site type and alphabetically by settlement for ease of reference. This includes all developments under construction; those with detailed planning permission; developments with outline planning permission, sites to be granted planning permission subject to planning obligation agreements (S106); allocated sites identified in the Adopted Local Plan Second Review including the Areas of Special Restraint and Special Countryside Area to the north of Bishop's Stortford and large brownfield sites that the Council expect to come forward for development within the 5 year supply period.

COI H3: New and Converted Dwellings – on Previously Developed Land

| | | Total |
|----|----------------|-------|
| H3 | Gross | 729 |
| | % gross on PDL | 63.6% |

Source: East Herts Council and Hertfordshire County Council

Table 8: New and converted dwellings completed on Previously Developed Land 2012-2013

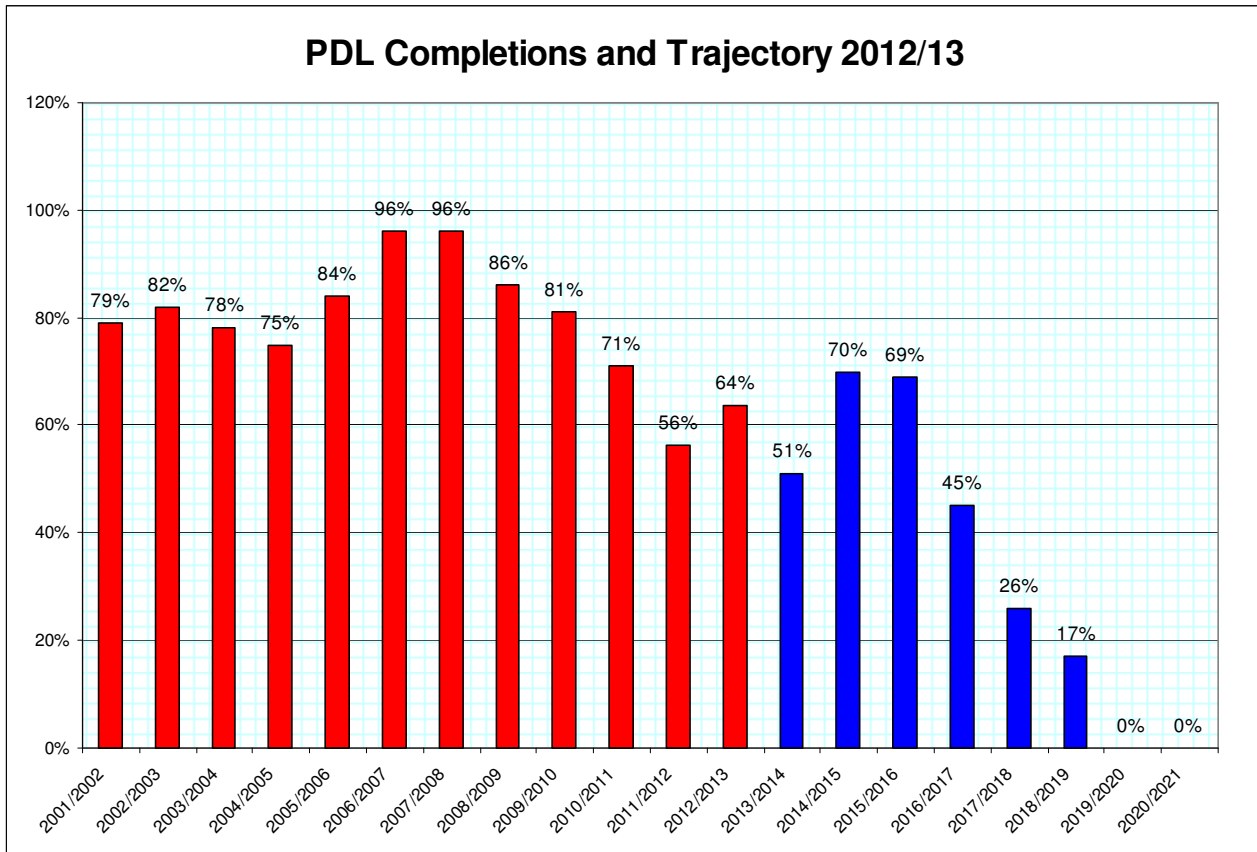


Figure 6: PDL Completions and Trajectory 2012-2013

Interpretation

7.11 The percentage of new and converted dwellings completed on previously developed land (PDL) was 64% in 2011/2012. This is slightly greater than the previous monitoring year and exceeds the former Government target of 60% for the amount of new housing on PDL. The PDL trajectory indicates that completions on brownfield land are likely to generally fall over the next few years; this is due to the majority of the brownfield allocated sites in the Local Plan having been developed and more sites coming forward for development on greenfield sites on the edges of towns and villages.

7.12 In June 2010, the Coalition Government reissued PPS3, reclassifying garden land as greenfield land (non PDL). This classification has been carried forward in the NPPF when it superseded PPS3. Therefore from the 2010-11 monitoring year, planning applications granted approval on garden land have been classified in the completion figures and PDL trajectory as development on non previously developed land. Development on garden land makes up a small proportion of the housing land supply so although the number of completions on previously developed land is likely to fall in future years, the impact of the change to the classification of PDL is not expected to be significant in this regard.

COI H4: Net Additional Pitches (Gypsy and Traveller)

- 7.13 In June 2005, consultants, Opinion Research Services (ORS) were appointed to undertake a Gypsy and Traveller Accommodation Assessment in Northern and Eastern Hertfordshire on behalf of the partnering authorities of Broxbourne, East Hertfordshire, North Hertfordshire, Stevenage, Welwyn Hatfield and Hertfordshire County Council. The results of the report provided a clear indication of need for the provision of an additional 45 pitches throughout the whole study area over the following 5 years²⁴.
- 7.14 Subsequently, the six local authorities commissioned a report from independent consultants Scott Wilson to identify potential areas of search for sites in northern and eastern areas of the county that could meet the need for pitches outlined in the ORS study. The report was published in October 2007.
- 7.15 The previous Government published Policy H3 of the Regional Spatial Strategy in July 2009, which required East Herts to provide for an additional 25 Gypsy & Traveller pitches across the district by 2011, whilst for the period 2011-2021, the district would be required to accommodate a further 21 pitches. This was based on a strategy of redistribution of pitches from certain areas in the region where need had actually arisen. In respect of Travelling Showpeople, Policy H4 identified a need for 20 additional plots to be provided by 2011 in the Broxbourne and East Herts areas. From information supplied by the Showmen's Guild to inform preparation of Policy H4, nine of these plots should be provided in East Herts.
- 7.16 Since the abolition of the Regional Spatial Strategy, Policy H3 ceased to be of effect. However, there remains a requirement for East Herts to meet the accommodation needs of Gypsies & Travellers and Travelling Showpeople and the framework for this is provided in 'Planning policy for traveller sites', issued in tandem with the NPPF. In light of this guidance, the Council has commissioned ORS to undertake a revised assessment of Gypsy and Traveller and Travelling Showpeople's needs. The 'Gypsies and Travellers and Travelling Showpeople Accommodation Needs Assessment' is due to be completed in March 2014. Immediately following this Assessment, a further 'Gypsies and Travellers and Travelling Showpeople Identification of Potential Sites Study' is due to be undertaken to inform allocations within the emerging District Plan.

COI H4: Net Additional Pitches (Gypsy and Traveller)

| | Permanent | Transit | Total |
|----|-----------|---------|-------|
| H4 | 0 | 0 | 0 |

Source: East Herts Council and Hertfordshire County Council

Table 9: Net additional Gypsy and Traveller pitches provided 2012-2013

²⁴ This Study was subsequently benchmarked as part of the CLG publication 'Preparing Regional Spatial Strategy reviews on Gypsies and Travellers by regional planning bodies, March 2007. This identified a disaggregated need for East Herts of 5 pitches for the period to 2011, which subsequently translated into the Option 1 figure of 5 pitches for the East of England Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England Single Issue Review: Issues and Options Consultation Document, May 2007.

Interpretation

7.17 Although no additional gypsy and traveller pitches were provided in the current monitoring year, the Council remains committed to meeting the accommodation needs of travellers. Permission has been granted by the Council in recent years for additional pitches (currently unimplemented) on all of the district's existing authorised private Gypsy and Traveller sites: Nine Acres, High Cross (6 additional pitches); Field Farm, Levens Green (2 additional pitches); and The Stables, Bayfordbury (3 additional pitches). These approved pitches are in addition to the existing pitches at these locations and it is anticipated that the majority of these are likely be delivered in the coming monitoring year.

COI H5: Gross Affordable Housing Completions

| | Affordable Homes Total | As % of Total Completions | As % of Completions Over Thresholds |
|----|------------------------|---------------------------|-------------------------------------|
| H5 | 196 | 27% | 36% |

Source: East Herts Council and Hertfordshire County Council

Table 10: Gross affordable housing completions 2012-2013

| | Number of Affordable Dwellings | | | | | | | | | | | |
|--|--------------------------------|-----------|-----------|-----------|------------|------------|------------|------------|------------|-----------|------------|------------|
| | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 |
| Bishop's Stortford | 16 | 0 | 0 | 54 | 106 | 110 | 60 | 58 | 37 | 0 | 30 | 40 |
| Hertford | 18 | 40 | 42 | 10 | 0 | 59 | 17 | 16 | 39 | 8 | 46 | 63 |
| Ware | 7 | 0 | 0 | 0 | 0 | 12 | 69 | 30 | 20 | 13 | 0 | 30 |
| Other Settlements | 4 | 0 | 22 | 22 | 26 | 10 | 31 | 41 | 46 | 17 | 90 | 63 |
| Total | 45 | 40 | 64 | 86 | 132 | 191 | 177 | 145 | 142 | 38 | 166 | 196 |
| % of total completions from eligible sites | 7% | 11% | 26% | 24% | 24% | 25% | 44% | 35% | 30% | 37% | 81% | 36% |
| % of total completions | | | | 22% | 21% | 23% | 30% | 24% | 29% | 13% | 37% | 27% |

Source: East Herts Council and Hertfordshire County Council

Table 11: Gross affordable housing completions by settlement and against policy HSG3 2012-2013

Interpretation

7.18 A total of 196 affordable homes were completed during the monitoring year which represents 27% of all completed dwellings in the District. When applying the Adopted Local Plan thresholds, the percentage of affordable homes for 2012/2013 is 36%.

7.19 Affordable housing site thresholds in the Local Plan Second Review apply²⁵ to the earlier part of the monitoring year, and temporary amended thresholds that the Council agreed apply for the latter part, from 12 December 2012. The thresholds

²⁵ From 12th December 2012, the affordable housing thresholds were lowered to 4 or more dwellings or over 0.12 hectares in Category 1 and 2 villages. The threshold for the six main settlements remain the same.

before this date were 15 dwellings or 0.5 hectares for sites in the six main settlements and 3 dwellings or 0.09 hectares for sites in the Category 1 and 2 Villages. From 12 December 2012, the thresholds increased to 4 dwellings or 0.12 hectares for sites in the Category 1 and 2 villages. They remained the same for the six main settlements.

Local Indicators

LOI H7: Residential density being achieved

7.20 Until May 2010, PPS3 stated that, until local density policies are put in place, a density of 30 dwellings per hectare should be used as a national indicative minimum to guide policy development and decision making. Therefore, the aim of this indicator was to monitor how effectively the Council is meeting this target. In June 2010, the Coalition Government reissued PPS3, removing the national minimum density targets. The NPPF that superseded PPS3 furthers this, stating that local planning authorities should '*set out their own approach to housing density to reflect local circumstances*' (para 47, NPPF). However, until a local density policy is adopted as part of the forthcoming District Plan and as the NPPF still advocates making efficient use of land it is felt to be appropriate to still report on this indicator in its current format.

| Percentage of new dwellings (gross) completed at: | Output 04/05 (%) | Output 05/06 (%) | Output 06/07 (%) | Output 07/08 (%) | Output 08/09 (%) | Output 09/10 (%) | Output 10/11 (%) | Output 11/12 (%) | Output 12/13 (%) |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Less than 30 dwellings per hectare | 25 | 21 | 7 | 11 | 17 | 13 | 32 | 26 | 15 |
| Between 30 and 50 dwellings per hectare | 27 | 24 | 25 | 16 | 26 | 15 | 19 | 36 | 32 |
| Above 50 dwellings per hectare | 47 | 55 | 68 | 73 | 57 | 72 | 49 | 38 | 52 |

Source: East Herts Council and Hertfordshire County Council

Table 12: New dwellings completed within defined density ranges

Interpretation

7.21 Monitoring indicates that 84% of dwellings were completed at a density of over 30 dwellings per hectare. This shows that despite the removal of minimum density targets, efficient use of land is continuing to be achieved across East Herts. The number of completions at lower densities is relatively low compared with the figures from previous monitoring years, but this can be attributed to the higher amount of flatted development completed in the monitoring year.

LOI H8: Completions on Windfall Sites per annum

7.22 Windfall sites are those sites which are not allocated in the Local Plan but which unexpectedly become available for development or re-development. There are two categories of windfall sites. Small sites and conversions are sites of four or less units, while large windfall sites are those of 5 or more units.

| Year | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | Annual Avg |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Small Sites and Conversions | 63 | 52 | 43 | 101 | 105 | 107 | 67 | 115 | 69 | 96 | 58 | 57 | 78 |
| Large Windfall Sites | 124 | 149 | 99 | 132 | 148 | 284 | 180 | 370 | 143 | 7 | 173 | 323 | 178 |
| Allocated Sites | 424 | 175 | 109 | 128 | 293 | 386 | 310 | 68 | 257 | 97 | 152 | 319 | 227 |
| Total Net Completions | 611 | 376 | 251 | 361 | 546 | 777 | 557 | 553 | 469 | 200 | 383 | 699 | 482 |
| Windfall Completions as % of Net Total Completions | 31 | 53 | 57 | 65 | 46 | 50 | 44 | 88 | 45 | 52 | 60 | 54 | 53 |

Source: East Herts Council and Hertfordshire County Council

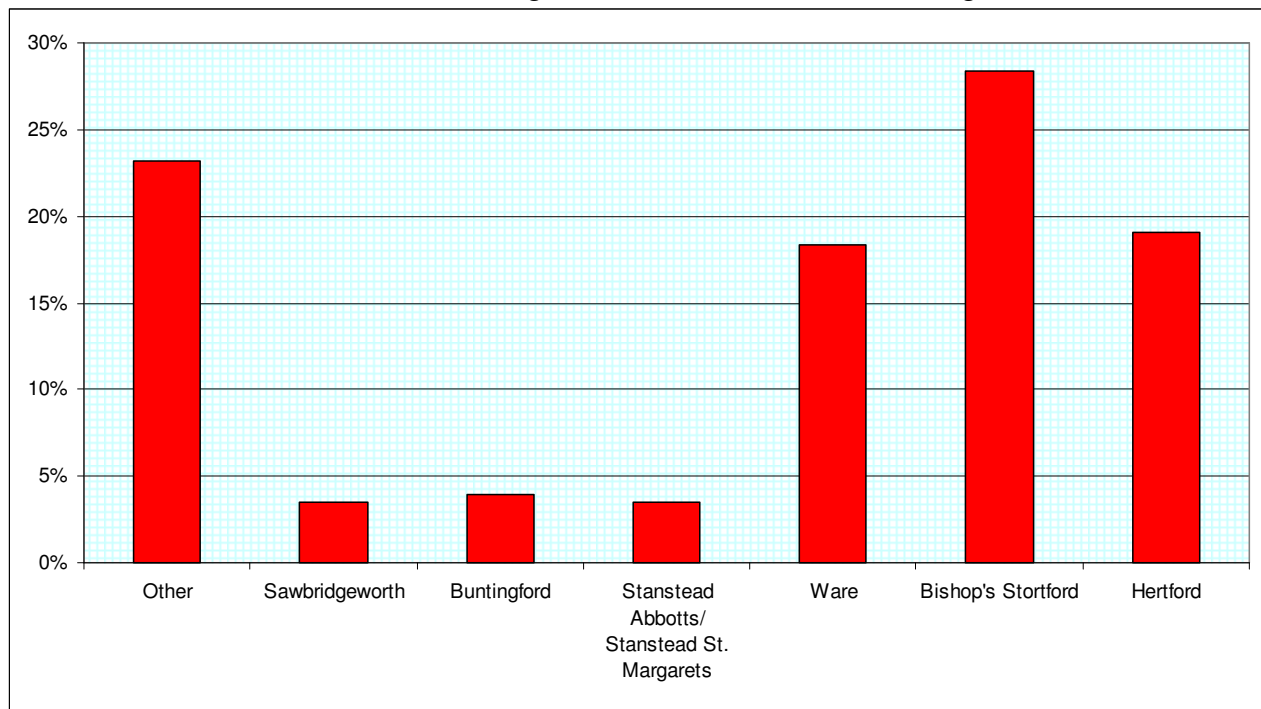
Table 13: Completions on windfall sites 2001-2013

Interpretation

7.23 The table above shows that 53% of all completions since 2001/02 have been on windfall sites, with the majority being on large windfall sites. Figure 1 in Appendix A compares the total number of completions on allocated sites, large windfall sites and small sites and conversions since 2001.

LOI H9: Distribution of New Dwellings

7.24 The distribution of new dwellings in the District is set out in Figure 7 below.



Source: East Herts Council and Hertfordshire County Council

Figure 7: Distribution of new dwellings in East Hertfordshire 2001 – 2013

Interpretation

7.25 Figure 7 shows that the highest percentage of new housing development within East Herts over the period of 2001-2013 has taken place in Bishop's Stortford (28%). Hertford has had 19% of new development and Ware has had 18%. Locations outside of the six main settlements, including Category 1 villages, have had 23% of new development. Overall, 77% of development has been directed to the District's six main settlements in line with the Adopted Local Plan policies.

LOI H10: Gross housing completions by size (number of bedrooms) and type

| Type | 1 | 2 | 3 | 4 | 5+ | Unknown | Total by type |
|----------------------|------------|------------|------------|-----------|-----------|----------|---------------|
| Bungalow | 1 | 2 | 2 | 1 | 0 | 0 | 6 |
| Flat | 128 | 219 | 24 | 0 | 0 | 0 | 371 |
| House | 8 | 41 | 182 | 88 | 26 | 0 | 345 |
| Live/Work | 0 | 6 | 0 | 0 | 0 | 0 | 6 |
| Mobile Dwelling | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Total by size | 137 | 269 | 208 | 89 | 26 | 0 | 729 |

Source: East Herts Council and Hertfordshire County Council

Table 14: Gross housing completions by size 2012-2013

Interpretation

7.26 47% of gross completions during the monitoring year were for houses which is slightly lower than the last monitoring year (2011-12). In contrast to the previous monitoring year, a slightly greater proportion of completions were flats (51%). Similarly to last year, 56% of gross completions were for 1 or 2 bed units indicating that there is still a high demand for smaller units as well as larger family homes within the district.

LOI H11: Number of Second Review allocated sites in Phase 1, 2 and 3 with permission pre-March 31 2013

7.27 The aim of this indicator is to monitor the phasing of the sites in the Local Plan Second Review, in line with the 'plan, monitor, manage' approach.

| Phase | Number of sites in Phase | Number of sites with permission |
|---|--------------------------|---------------------------------|
| Phase 1 – Brownfield | 36 | 33 |
| Phase 1 – Part Brownfield/ Part Greenfield | 4 | 3 |
| Phase 1 - Greenfield | 14 | 13 |
| Phase 2 (post 2006) | 3 | 2 |
| Phase 3 (Reserve Housing Land) | 3 | 3 |
| ASRs 1 – 5 and Special Countryside Area (post 2006) | 6 | 0 |

Source: East Herts Council

Table 15: Local Plan Second Review allocated sites with planning permission as at 31 March 2013

Interpretation

7.28 There are five Phase 1 allocated sites that have yet to receive planning permission. There were no changes to the Phase 2 sites during the monitoring year, with one outstanding site remaining. Phase 3 sites, i.e. Reserve Housing Land, Bishop's Stortford Areas of Special Restraint and Special Countryside Area are to be brought forward for development as monitoring shows that they are needed in order to satisfy the dwelling requirement.

8. Green Belt and Countryside

Introduction

- 8.1 The Metropolitan Green Belt in East Hertfordshire covers approximately the southern third of the District, with northern extensions paralleling the A1 and M11 transport corridors. It secures the containment of the settlements of Bishop's Stortford, Hertford, Ware, Sawbridgeworth and Stanstead Abbots, as well as larger villages such as Watton-at-Stone.
- 8.2 The remaining central and northern two-thirds of the District are located in the Rural Area Beyond the Green Belt, where the policy is of similar strong restraint on development, and protection of the Countryside. This Rural Area contains the town of Buntingford, as well as numerous villages. This parallel policy has been in place since 1981 when the first East Herts Local Plan was adopted.
- 8.3 The key document that sets out national planning policy on Green Belt is the National Planning Policy Framework (NPPF). This document states that the *“fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open”* (Paragraph 79, NPPF), highlighting that an essential characteristic of the Green Belt is its openness.
- 8.4 The Green Belt in East Hertfordshire is characterised by large areas of open countryside, mostly in agricultural use, surrounding small to medium sized market towns. This countryside is highly valued by the District's residents and visitors alike, particularly for its open and largely undeveloped nature.
- 8.5 There are five purposes of including land in Green Belt listed in the NPPF (Paragraph 80), all of which are relevant to East Hertfordshire. These are:
- *to check the unrestricted sprawl of large built-up areas;*
 - *to prevent neighbouring towns from merging into one another;*
 - *to assist in safeguarding the countryside from encroachment;*
 - *to preserve the setting and special character of historic towns; and*
 - *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 8.6 The District's towns are generally contained, distinct, historic towns surrounded by countryside. The five purposes of the Green Belt are therefore vital in retaining the intrinsic character of the District's towns.

Aims and Objectives

- To protect, preserve and enhance the quality and character of the countryside, whilst meeting the needs of all those who live and work there in a sustainable manner, ensuring vital and viable communities.
- To encourage access to the countryside for all, whilst ensuring that areas of critical capital and other environmental assets are preserved for future generations and that the needs of agriculture are protected.
- To prevent the coalescence of settlements and urbanisation in the Metropolitan Green Belt and Rural Area Beyond the Green Belt.

- To protect the best and most versatile agricultural land and to retain land in agricultural, forestry and related uses.
- To encourage high quality in design and promote local distinctiveness and diversity in the landscape and built form.
- To provide opportunities for access to and enjoyment of the countryside and the waterways.
- To promote vital and viable rural communities.
- To retain attractive landscapes and enhance landscapes near to where people live.
- To protect, retain and where appropriate enhance areas of nature conservation value.
- To improve understanding of local landscape character. The character assessments contained in the 'Landscape Character Assessment SPD', should now be used to guide decisions.

LOI GBC1: New development in the Green Belt approved as a departure 2012/13 and referred to the Secretary of State

8.7 These indicators monitor the success of Policies GBC2 and GBC3 in protecting the Green Belt and the Rural Area Beyond the Green Belt from inappropriate development.

| Green Belt | Target | Output | Performance |
|------------------------|--------|--------|-------------|
| Number of applications | 0 | 0 | ☺ |

Source: East Herts Council

Table 16: New development in the Green Belt approved as a departure to the Local Plan and referred to the Secretary of State

LOI GBC2: New development in the Rural Area Beyond the Green Belt approved as a departure 2012/13 and referred to the Secretary of State

| Rural Area Beyond the Green Belt | Target | Output | Performance |
|----------------------------------|--------|--------|-------------|
| Number of applications | 0 | 0 | ☺ |

Source: East Herts Council

Table 17: New development in the Rural Area beyond the Green Belt approved as a departure to the Local Plan and referred to the Secretary of State

Interpretation

8.8 There were no major departures from the Local Plan with regard to the Green Belt or the Rural Area Beyond the Green Belt that was contrary to policy.

9. Transport

Introduction

- 9.1 A key function of the Local Plan is to help manage the District's movement requirements. Changes in international, European and national attitudes towards sustainability and the promotion of a more integrated transport strategy, coupled with the publication of the White Paper 'The Future of Transport' (July 2004), mean that the local plan policy agenda has moved on in the past decade from the traditional approach centred on the road building programme. Whereas, in the past, priority was often placed on ensuring access to new developments by car, more recent initiatives have focussed on supporting future prosperity, while providing wider availability and choice of travel mode to reduce the need to travel by car. The new agenda is clearly aimed at an approach based on more integrated and sustainable transport.
- 9.2 The NPPF embodies many of the principles of the earlier White Paper. One of its core principles is to promote sustainable transport by reducing the need to travel with the use of smarter technologies, and supporting patterns of development by facilitating the use of sustainable modes of transport.

Aims and Objectives

- To promote the development of an integrated transport system to serve all users, and thus aid the reduction of the dominance of private motorised traffic and its adverse effects on the environment, in order to enhance East Hertfordshire as an attractive place in which to live and work.
- To support the development of an integrated transport system, in a manner that allows for the movement of people and goods, necessary to sustain the economic, social and environmental well-being of East Hertfordshire.
- To aid, via the planning process, a reduction in the rate of growth in private motor traffic on roads and minimise its impact throughout the District, especially during peak periods, and additionally in those towns which experience off-peak congestion.
- To, wherever possible locate development mainly in areas that will enable fewer and shorter journeys to be made, which are well served by passenger transport and accessible by walking and cycling.
- To minimise traffic generated by new development.
- To prioritise the provision of modes of transport other than the car (particularly walking, cycling and passenger transport) and the movement of freight by means other than road.

LOI TR1: Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the Local Plan

| Use Class | Number of Developments | Floor Space Created (m ²) | Number of Spaces Provided | Percentage of Developments Complying with Standards |
|--|------------------------|---------------------------------------|---------------------------|---|
| A (Shops, Financial and Professional Services, Food outlets) | 14 | 5,827 | 354 | 93% |
| B (Business, Industrial and Storage/ Distribution) | 15 | 9,734 | 2,588 | 100% |
| D (Non-Residential Institutions and Assembly and Leisure) | 21 | 3,819 | 474 | 100% |

Source: East Herts Council and Hertfordshire County Council

Table 18: Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards as set out in the Local Plan

Interpretation

- 9.3 For the purposes of this indicator, only developments that have provided more car parking spaces than the Councils maximum standards allow have been categorised as 'non-compliant'.
- 9.4 The percentages of development within Use Classes A, B and D complying with car parking standards are relatively high.

LOI TR2: Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre

- 9.5 This Indicator measures the accessibility of six key services from new residential development.

| Type of facility | Amount of new residential development within 30 minutes public transport time |
|---------------------|---|
| GP | 97% |
| Hospital | 87% |
| Primary School | 99% |
| Secondary School | 97% |
| Area of employment | 94% |
| Major retail centre | 97% |

Source: East Herts Council and Hertfordshire County Council

Table 19: Amount of new residential development within 30 minutes public transport time of 6 key services

Interpretation

- 9.6 92% of new dwellings have been completed within 30 minutes public transport time of five of the six key services. 87% of dwellings are within 30 minutes public transport time of a hospital. This reflects the fact that there are only two hospitals within the District: Hertford County in Hertford and Herts and Essex in Bishop's Stortford. Neither of these hospitals have an A&E department and therefore many people rely on the Lister Hospital in Stevenage, the Princess Alexandra Hospital in Harlow and the QEII Hospital in Welwyn Garden City for their health requirements.
- 9.7 23 new dwellings were completed that are not within 30 minutes public transport time of three or more of the six key services. This represents 3% of gross total completions. The majority of these completions are either replacement dwellings or conversions of barns etc. so are located on farms in less sustainable locations. The locations of these dwellings are shown on Figure 8.

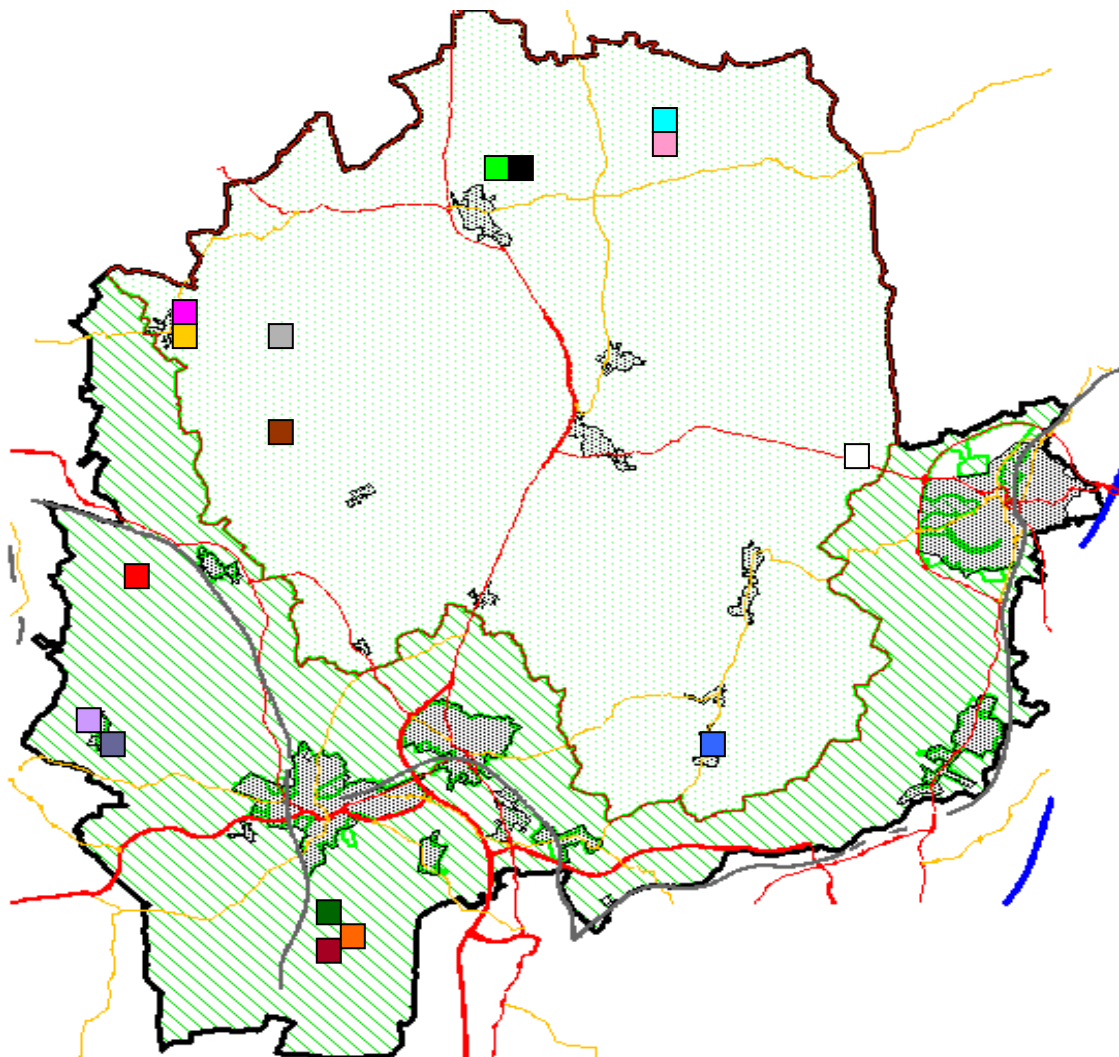


Figure 8: Location of developments which are not within 30 minutes public transport time of three or more of the six facilities listed in LOI TR2.

| Location on Map | Number of Dwellings | Address 1 | Address 2 |
|---|---------------------|--|------------------|
|  | 2 | Two Acres, Barkway Road | Anstey |
|  | 1 | Yew Tree Cottage, Anstey Road | Anstey |
|  | 1 | Cherry Farm, Wood End, Ardeley | Ardeley |
|  | 1 | New Mead Nursery, Walkern Road | Benington |
|  | 1 | Clements Farm, Brickendon Lane | Brickendon |
|  | 2 | Hacketts Cottage & Gatehouse, Brickendon Lane | Brickendon |
|  | 6 | Monks Green Farm, Monks Green Lane | Brickendon |
|  | 1 | 6 Raffin Close | Datchworth |
|  | 1 | Adj to 8 Widford Road | Hunsdon |
|  | 1 | Stewards Cottage, Hadham Hall | Little Hadham |
|  | 1 | 42 Orchard Road | Tewin |
|  | 1 | Land in front of 24 Hertford Road | Tewin |
|  | 1 | Rear of 65 High Street | Walkern |
|  | 1 | The Robin Hood PH, 63 High Street | Walkern |
|  | 1 | Wydbury Farm, Wyddial Road | Wyddial |
|  | 1 | Wyddial Bury Farm Office, Wyddial Bury Farm, Wyddial Road | Wyddial |

10. Economic Development and Employment

Introduction

10.1 Achieving a sustainable economy was one of the five guiding principles of sustainable development as set out in the Government's document 'Securing the Future – Delivering the UK Sustainable Development Strategy' (March 2005). The NPPF highlights this principle and acknowledges the economic role of the planning system in achieving sustainable development. Local Plans have an important part to play in achieving this aim by ensuring their policies meet the needs of the economy whilst at the same time securing effective protection of the environment and achieving a sustainable pattern of development. Monitoring employment land supply ensures that the needs of businesses in the area will be met.

Aims and Objectives

- To achieve a sustainable economy in the District by encouraging a strong and diverse local economy with a wide range of employment opportunities, whilst ensuring effective protection and enhancement of the environment and the prudent use of resources.
- To support and seek to implement the Economic Development Strategies for the County and the District.
- Wherever possible to direct employment generating uses to brownfield sites within the main settlements.
- To ensure that new employment related development maintains and enhances the quality of the built and natural environment.
- To maintain the attractiveness of the District as a location for business.
- To maintain the current range of employment sites to meet the needs of the local economy and to monitor future requirements.
- To support the rural economy, maintaining and improving the vitality and viability of rural communities.
- To ensure the most sustainable form and location of new development as current knowledge and practicalities permit, including seeking to minimise the frequency and distance of home to work travel.
- To encourage the availability of passenger transport to existing employment locations, and encourage employment development in locations accessible by passenger transport and non-car modes.

Core Indicators

COI BD1: Amount of floorspace developed for employment by type

10.2 The following Indicators monitor the amount of gross completed floorspace development for employment, by the type of Use Class. It is not always possible to determine, from existing data, the breakdown between the B1 Business Uses. Where this data is available it has been separated out and the remaining information has been classed as 'B1'.

| Type of employment (by Use Class) | Gross Output (sq m) |
|-----------------------------------|---------------------|
| B1 – Business (split unknown) | 545 |
| B1 (a) – Offices | 5,216 |
| B1 (b) – Research and Development | 1,140 |
| B1 (c) – Light Industry | 0 |
| Mix of B uses | 0 |
| B2 – General Industry | 783 |
| B8 – Storage or Distribution | 2,050 |
| Total | 9,734 |

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres and measurements are not confirmed as gross internal floorspace

LOI BD5: Amount of floorspace developed for employment by type in Employment Areas

10.3 This Indicator measures the amount of gross new and converted employment floorspace in the Adopted Local Plan Employment Areas.

| Type of employment (by Use Class) | Gross Output (sq m) |
|-----------------------------------|---------------------|
| B1 – Business (split unknown) | 213 |
| B1 (a) – Offices | 5,216 |
| B1 (b) – Research and Development | 1,140 |
| B1 (c) – Light Industry | 0 |
| Mix of B uses | 0 |
| B2 – General Industry | 348 |
| B8 – Storage or Distribution | 774 |
| Total | 7,691 |

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres or hectares (ha) and measurements are not confirmed as gross internal floorspace

Interpretation

10.4 The two Indicators above show the amount of employment floorspace developed in the monitoring year. A relatively large amount of growth has occurred in developments with a B1(a), B1(b) and B8 Use Class uses. The second indicator shows that 79% of the employment floorspace developed has been within allocated Employment Areas.

COI BD2: Amount of floorspace by employment type, which is on previously developed land

10.5 This Indicator measures the amount of completed employment floorspace which is on previously developed land (PDL).

| Type of employment (by Use Class) | Gross Output (sq m) | Percentage |
|-----------------------------------|---------------------|------------|
| B1 – Business (split unknown) | 213 | 39% |
| B1 (a) – Offices | 5,216 | 100% |
| B1 (b) – Research and Development | 1,140 | 100% |
| B1 (c) – Light Industry | 0 | 0% |
| Mix of B uses | 0 | 0% |
| B2 – General Industry | 348 | 44% |
| B8 – Storage or Distribution | 2,050 | 100% |
| Total | 8,967 | 92% |

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres and measurements are not confirmed as gross internal floorspace

Interpretation

10.6 Over the monitoring year, 92% of employment floorspace was provided on previously developed land. The 8% of employment floorspace that was provided on greenfield land was due to the change of use of agricultural buildings to employment use.

COI BD3: Employment land available by type (land available for employment use)

10.7 This Indicator is designed to measure the amount of land (in hectares) which is available for employment use. This is defined as (i) sites defined and allocated in the Adopted Local Plan, and (ii) sites for which planning permission has been granted (all 'B' Use Classes) (including those within allocated Employment Areas).

| Type of employment | (i) Estimated allocations (hectares) | (ii) Employment land with permission (hectares) | Total land available for employment use (hectares) |
|-----------------------------------|--------------------------------------|---|--|
| B1 – Business (split unknown) | 1.22 | 2.43 | 3.65 |
| B1 (a) – Offices | 0 | 9.42 | 9.42 |
| B1 (b) – Research and Development | 0 | 0.00 | 0.00 |
| B1 (c) – Light Industry | 0 | 0.37 | 0.37 |
| B2 – General Industry | 0 | 0.32 | 0.32 |
| B8 – Storage or Distribution | 0 | 11.58 | 11.58 |
| B1 – B8 (split unknown) | 0 | 1.46 | 1.46 |
| TOTAL | 1.22 | 25.58 | 26.80 |

Source: East Herts Council and Hertfordshire County Council

Interpretation

10.8 This Indicator shows that there are over 26 hectares of land available for employment in East Herts District, the majority of which have permissions for B8 and B1(a) use.

COI BD4: Total amount of floorspace for ‘town centre uses’

10.9 The purpose of this Core Indicator is to monitor the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

| Type of employment | Total floorspace completed in town centres (m ²) | | Total Net floorspace completed in District (m ²) | |
|--------------------|--|------------|--|-------------|
| | Gross | Net | Gross | Net |
| A1 | 0 | -545 | 5132 | 3956 |
| A2 | 232 | 2 | 267 | 37 |
| B1(a) | 971 | 443 | 5216 | 4251 |
| D2 | 65 | 65 | 1007 | 534 |
| Total | 1268 | -35 | 11622 | 8778 |

Interpretation

10.10 The Adopted Local Plan does not identify boundaries for any of the town centres in East Hertfordshire. However, in 2008, East Herts Council commissioned consultants to undertake a Retail and Town Centre Study in order to inform the ongoing Local Development Framework process. As part of this study, town centres boundaries were proposed for each of the District’s five main settlements.

10.11 The Council will identify formal town centre boundaries through the District Plan. However, in the interim period before the Plan is adopted and for the purposes of monitoring this Core Indicator, the suggested boundaries in the Retail Study have been utilised.

11. Shopping and Town Centres

Introduction

- 11.1 The Core Indicators in this section are designed to monitor the provision of local services within town centres. This includes retail, office and leisure development in the town centres. Town centres provide a wide range of shopping facilities and other services, generally well located for use by the whole community and accessible by a range of modes of transport.
- 11.2 The District Council is, therefore, concerned not only to maintain, but to enhance the vitality and viability of its town centres. In particular, it is keen to protect the key shopping and trading role of towns in East Hertfordshire, whilst at the same time encouraging the integration of other functions, such as community uses, services, leisure and entertainment. Mixed use developments will be encouraged in town centres as will complementary evening and night-time economy uses, where appropriate.

Aims and Objectives

- To maintain and enhance the viability and vitality of the District's town centres and local centres, in order to provide a range of services and facilities in a pleasant environment, to meet the needs of, and be accessible to, the population of East Hertfordshire;
- To provide a framework whereby shopping provision across the District meets the day to day needs of the population at a local level;
- To ensure that new development meets sustainability objectives;
- Where possible, to locate major generators of travel in town centre locations, in order to minimise travel distances and to encourage accessibility by means other than the private car;
- To promote the development of town centres as diverse, multi-functional areas which are a focus for the community, by encouraging mixed use developments, incorporating a range of functions and services and meeting the accessibility needs of the whole community;
- To take a balanced and integrated approach to managing the evening and night-time economy;
- To improve and enhance the environment of town centres generally through such measures as environmental enhancement schemes, improved access, signage, street furniture and maintenance;
- To monitor regularly the health of town centres and assess the effectiveness of policies;
- To assist the development of town centre management strategies, in partnership with other authorities and organisations;
- To assist the development of comprehensive transport and parking strategies in partnership with other authorities and organisations;
- To encourage the retention of, and where possible improvement to, shopping and service facilities in villages and rural areas.

Local Indicators

11.3 The following Local Indicators are designed to monitor the primary and secondary shopping frontages in the main settlements in East Hertfordshire. This is to ensure that the frontages remain primarily in retail use and that the vitality and viability of town centres is maintained.

LOI STC1: Percentage of primary and secondary frontage in each main settlement and smaller centres in A1 (Shop) Use Class

| Settlement | Primary % | Secondary % |
|--------------------|-----------|-------------|
| Bishop's Stortford | 72 | 44 |
| Hertford | 64 | 47 |
| Ware | 54 | 31 |
| Sawbridgeworth | N/A* | 39 |
| Buntingford | N/A* | 44 |
| Stanstead Abbots | N/A* | 36 |

Source: East Herts Council 2013

* Not applicable – Smaller centres do not have defined primary frontages

LOI STC2: Percentage of shop units recorded as vacant in Primary and Secondary Frontages

| Settlement | Primary % | Secondary % |
|--------------------|-----------|-------------|
| Bishop's Stortford | 8 | 20 |
| Hertford | 11 | 11 |
| Ware | 7 | 8 |
| Sawbridgeworth | N/A* | 10 |
| Buntingford | N/A* | 7 |
| Stanstead Abbots | N/A* | 7 |

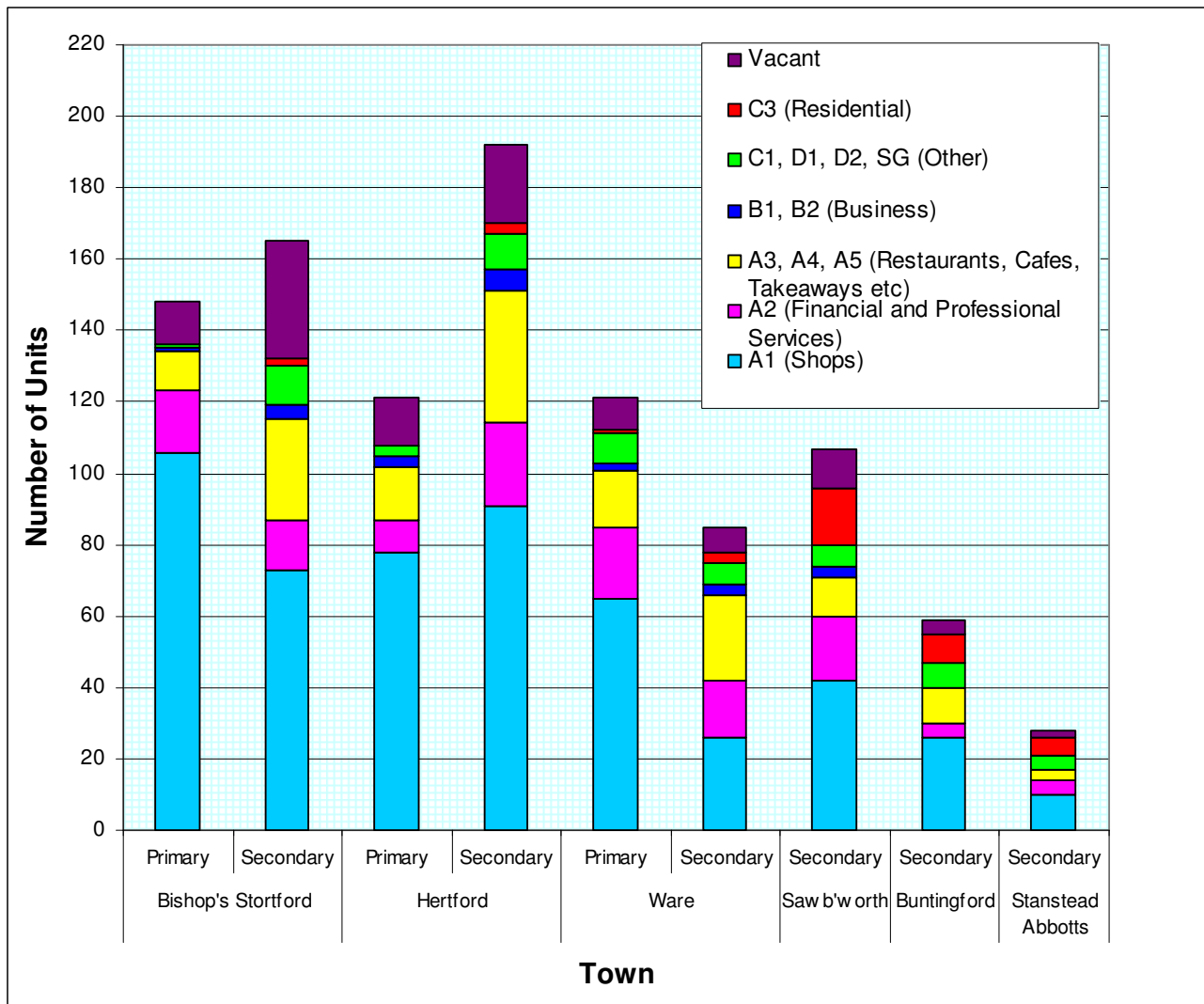
Source: East Herts Council 2013

* Not applicable – Smaller centres do not have defined primary frontages

Interpretation

11.4 The data collected shows that the units in the primary frontages in the towns of Bishop's Stortford and Hertford are primarily in A1 use (72% and 64% respectively). Ware has 54% of units in the primary frontages in A1 use.

11.5 The number of vacant units in the retail frontages tends to vary from year to year. The data from this monitoring year shows that the amount of vacant units in the three main settlements remains similar to last year, with the most change in the secondary frontages which increased in Bishop's Stortford and Hertford, but decreased for Ware. The number of vacant units in the primary frontages did decrease slightly for Bishop's Stortford. This variation is likely to be due to the current economic downturn. The amount of vacant units in the smaller settlements of Buntingford and Sawbridgeworth have noticeably increased, though has remained steady in Stanstead Abbots.



Source: East Herts Council 2013

Figure 9: Breakdown by Use Class of premises in the Primary and Secondary shopping frontages

12. Environment and Design

Introduction

- 12.1 East Hertfordshire District is under continuing pressure for development, as a result of evolving and changing community needs for homes, jobs, leisure and community facilities. The main development strategy of the Local Plan is to concentrate and direct development to the main towns, with limited development taking place in some smaller settlements.
- 12.2 The Local Plan has a key role to play in making proper provision, in a sustainable way, for the necessary needs of the present and future generations, whilst at the same time protecting the environment and amenity. Meeting the housing needs of the District will result in development of higher densities than previously, and some release of Green Belt/greenfield land. It is, therefore, important that the quality of what is built for whatever use, is of the highest standard possible, and that the natural and built environment is conserved and enhanced, for the benefit of present and future generations.
- 12.3 Monitoring of environment and design issues is an aspect of the AMR that will be developed further in the future through the production of the District Plan. Current Indicators relate to flood protection and water quality and biodiversity issues.

Aims and Objectives

- To protect and enhance the natural and built environment.
- To ensure that new development is consistent with the principles of sustainable development.
- To create new places of interesting character, a sense of local distinctiveness, attractive appearance and utility.
- To encourage a high standard of design and environment and ensure that new developments respond positively to their setting.
- To set out a framework of design guidance.
- To improve areas of poor environment.
- To maintain and enhance biodiversity in accordance with the Hertfordshire Local Biodiversity Action Plan.
- To maintain and enhance features of geological/geomorphological importance.
- To increase tree, woodland, shrub and hedgerow planting opportunities.
- To prevent, where possible, detriment to amenity by reason of noise, light pollution, hazardous substances, flooding or poor air or water quality.

Core Indicators

COI E2: Change in areas and populations of biodiversity importance

| Type of Site | 2008 | | 2009 | | 2010 | | 2012 | | 2013 | |
|--------------------------------------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|
| | No. of sites | Area (ha) | No. of sites | Area (ha) | No. of sites | Area (ha) | No. of sites | Area (ha) | No. of sites | Area (ha) |
| Ramsar/SPA | No data | No data | No data | No data | 1 | 451.29 | 1 | 451.29 | 1 | 451.29 |
| SAC | No data | No data | No data | No data | 1 | 336.47 | 1 | 336.47 | 1 | 336.47 |
| National Nature Reserve | No data | No data | No data | No data | 1 | 239.4 | 1 | 239.4 | 1 | 239.4 |
| Sites of Special Scientific Interest | 16 | 1418.14 | 16 | 519.04 | 16 | 519.04 | 16 | 519.04 | 16 | 519.04 |
| Wildlife Sites | 611 | 4453 | 591 | 3525 | 582 | 3505 | 573 | 3462 | 543 | 3441 |
| Local Nature Reserve | 1 | 35.24 | 1 | 35.24 | 1 | 35.24 | 1 | 35.24 | 1 | 35.24 |

Source: East Herts Council and Hertfordshire County Council

12.4 The Hertfordshire Biological Records Centre (HBRC) has continued to improve their reporting on biodiversity indicators over the past year. Major site area changes shown above between 2008 and 2009 were due to: (1) wildlife sites that fell within the boundaries of an SSSI were removed from the list of wildlife sites resulting in the removal of 14 sites in East Herts and (2) due to improved reporting analysis by HBRC, all overlapping sites between districts were 'clipped' to the district boundaries to split the sites, ensuring an accurate reflection of the area within the district. There are also other alterations due to continuous minor changes to boundaries as new information becomes available.

12.5 In the 2012-2013 monitoring year, the only changes recorded were to wildlife sites. There are currently 3,441 hectares of land recorded on 543 wildlife sites in the District. This represents a decrease of 21ha on the previously recorded output. This change is due to the selection of one new wildlife sites and the deselection of 31 existing wildlife sites. The table below details the justification for the changes.

| Wildlife Site | Ref | Area(ha) | Selected/ Deselected | Reason |
|---------------------------------|--------|----------|----------------------|--|
| Cottered Road Verge | 23/081 | 0.39 | Selected | Grassland site |
| Shotgreen Lane Pond | 16/019 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Manor Farm South Pond (Meesden) | 16/020 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Home Farm Ponds (Meesden) | 16/036 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |

| | | | | |
|---------------------------------------|-----------|------|------------|---|
| Home Farm Field Pond (Meesden) | 16/037 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Tillers End Farm/Millcroft Wood Field | 24/032 | 1.98 | Deselected | Degraded - surveyed & doesn't meet habitat criteria. Not enough indicators found. HMWT 2012 |
| Plashes Farm Pond | 32/032 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Wellpond Green Pond | 33/076 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Hallingbury Road Allotments | 34/046 | 0 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Ward Crescent Allotments | 34/047 | 0 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Grassland by Hallingbury Allotments | 34/048 | 0.96 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Harveys Wood Pond Area | 34/053 | 0 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Hadham Lodge | 34/054 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Haymeads Lane Allotments | 35/004 | 1.85 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Datchworth Pond by Hawkins Hall | 44/090 | | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Spellbrook Meadows | 48/004 | 3.53 | Deselected | Degraded - surveyed & doesn't meet habitat criteria. Not enough indicators found. HMWT 2012 |
| Thorley Street Allotments | 48/033 | 0.78 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Southern Country Park Pond | 48/038/01 | 0 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Birch Green Pond | 58/056 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Roxford Moat | 59/027 | 0 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Jenningsbury Ponds | 59/099 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. |

| | | | | HBRC 2012 |
|----------------------------------|-----------|------|------------|--|
| Mangrove Lane Pond by Balls Park | 59/100 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Horns Mill Road Allotments | 59/101 | 0.81 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| North Road Allotments | 59/102 | 1.8 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Thornton Street Allotments | 59/103 | 0.57 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| West Street Allotments | 59/105 | 0.39 | Deselected | Data reviewed – doesn't meet Reptile criteria. HBRC 2012 |
| Bayford School Grounds | 71/010 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Bayford Village Pond | 71/014 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Ponds W. of Hatch Grove | 71/091/01 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Bayford Manor House Pond | 71/118 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Pond E. of Bayford Wood | 71/119 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |
| Pond N. of Place Farm, Bayford | 71/120 | 0 | Deselected | Data reviewed – doesn't meet Amphibian criteria. HBRC 2012 |

Source: Hertfordshire Biological Records Centre

Table 20: Wildlife Site Amendments in East Herts

Core Indicator

COI E1: Number of permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

| Grounds for advice | Target | Output | Performance |
|--------------------|--------|--------|-------------|
| Flood Defence | 0 | 0 | ☺ |
| Water Quality | 0 | 0 | ☺ |

Source: Environment Agency

Interpretation

- 12.6 During the monitoring year, no planning permissions were granted contrary to the advice of the Environment Agency on the grounds of water quality or flood defence. All other objections were either subsequently withdrawn by the Environment Agency or the planning application was refused.

13. Built Heritage

Introduction

- 13.1 East Hertfordshire is fortunate in being in possession of an extremely rich historic environment, having individual buildings and settlements of historic and architectural importance, buried archaeology and historic landscapes (e.g. historic parks and gardens, and man-made waterways). These elements contribute significantly to the special character and local distinctiveness of the District. They are therefore, worthy of serious consideration for preservation *in situ*.
- 13.2 In considering development proposals in East Hertfordshire, special regard will be given to the conservation and enhancement of the District's historic environment, whilst taking into account the social needs, economic viability and vitality, the maintenance of local distinctiveness and diversity, and the need for sustainable development.
- 13.3 Monitoring of the District's historic environment and how that environment is changing in the face of development needs to be conducted to ensure that the historic environment is being managed and, where appropriate, preserved, in accordance with the policies in the Local Plan and the future District Plan.

Aims and Objectives

- To protect the character and local distinctiveness of historic areas, man-made waterways and buildings in both urban and rural settings;
- To encourage development proposals to be consistent with preserving and/or enhancing the historic environment fabric of the District; and
- To take full account in the process of conservation of the Planning (Listed Buildings and Conservation Areas) Act 1990 and 'Conserving and Enhancing the Historic Environment' in the NPPF;
- To implement policies for conservation areas which preserve and enhance their character or appearance, through the exercise of control over development, demolition and change of use;
- To implement policies for listed buildings, which preserve and enhance their character, condition and settings, through the exercise of control over demolition, extension or alteration, development affecting their setting and change of use;
- To support and promote the preservation of the character of historic areas, through the publication of design and technical guidance notes and development/design briefs;
- To take a pro-active role in preserving and enhancing historic features of listed buildings and conservation areas, for example through the provision and administration of an Historic Building Grants Service; and
- To identify and preserve archaeological remains of national and local importance.

LOI BH1: Changes in number of Sites of Archaeological Significance

13.4 This local indicator will be developed in order to monitor changes in the number of Sites of Archaeological Significance in East Herts and the nature of the changes taking place.

| | Output |
|----------------------|---------------|
| Completely destroyed | No change |
| Partially destroyed | No change |
| Enhanced | No change |
| Removed from record | No change |
| Added to record | No change |

Source: HCC Historic Environment Department

LOI BH2: Number of listed buildings demolished, removed or added from/to the statutory list or at risk

13.5 This indicator will monitor changes in the number of listed buildings in the District. The Council anticipate that further data for indicator LOI BH2 will be available for the next Annual Monitoring Report.

| | Output |
|-------------------------------|-------------------------|
| Damaged/ Partially demolished | No data available |
| Demolished | No data available |
| Removed from list | No data available |
| Added to list | 0 buildings |
| At risk (national register) | 4 buildings on register |

Source: English Heritage at Risk Register 2012

Interpretation

13.6 There were no changes to Areas of Archaeological Significance during the monitoring year. There are four listed buildings in East Herts on the national at risk register as seen on the table below, which all remain from the previous monitoring year. All the buildings are in poor condition and have not changed priority category, with the exception of the remains of St Mary and All Saints, Thundridge which is now Category C (from Category E). Although English Heritage grant-aided repairs have been completed, long term management remains an issue. Repair works of the Parish Church of St Mary the Virgin, Westmill are due to be completed in 2014.

| Listed Building added to the At Risk register | Address | Priority Category | Grade listing | Condition |
|---|--|-------------------|--|-----------|
| Parish Church of All Saints | Church Lane, Little Munden, East Hertfordshire, Hertfordshire SG12 0NT | C | Grade 1 listed place of worship | Poor |
| Walkern and Sandon United Reformed Church | High Street, Walkern, East Hertfordshire, Hertfordshire SG2 7PD | A | Grade II listed place of worship | Poor |
| Parish Church of St Mary the Virgin | High Street, Westmill, East Hertfordshire, Hertfordshire SG9 9LJ | B | Grade II* listed building | Poor |
| Remains of St Mary and All Saints | Old Church Lane, Thundridge, East Hertfordshire, Hertfordshire | C | Grade II* listed building/ Scheduled Monument | Fair |

Source: English Heritage at Risk Register 2013

Table 21: Listed Buildings on the At Risk Register in East Herts

14. Leisure, Recreation and Community Facilities

Introduction

- 14.1 Leisure pursuits encompass a range of activities, including indoor and outdoor sports and recreation, entertainment, cultural interests and tourism. These activities can have major land use implications. As the amount of available leisure time people enjoy increases the demand for leisure facilities will grow.
- 14.2 There is often an overlap between leisure facilities and community facilities. Both provide important facilities and services for local people, as well as a focal point for community activities.
- 14.3 For the purposes of the Local Plan, leisure facilities are taken to be those available for formal and informal sport, recreation, entertainment, play and cultural activities. Community facilities include a variety of buildings and land for purposes such as schools, nurseries, child care and health care facilities, hospitals, libraries, halls and meeting places, allotments and places of worship.
- 14.4 The NPPF which came into force towards the end of the monitoring year recognises the value of access to high quality open spaces and opportunities for sport and recreation to the health and wellbeing of communities. It is a key objective of the Local Plan that everyone has access to the appropriate amounts of open space, sport and recreational facilities to meet present and future needs. The District Council's Cultural Strategy also seeks to provide and improve opportunities for everyone to participate in sport and active recreation.

Aims and Objectives

- To encourage and promote leisure pursuits through sport, recreation, entertainment and cultural interests and activities, for the benefit of the whole community.
- To encourage and promote tourism, for the benefit of the local community and economy.
- To encourage and promote community facilities for the benefit of the whole community.
- To encourage and promote leisure and community facilities which reduce the need to travel and are accessible by non-car modes of transport.
- To maintain and encourage the provision of an effective level of appropriately located leisure and recreation facilities and, wherever possible, make such facilities available to everyone, including the elderly and those with disabilities.
- To take full account of the community need for recreation space, and ensure that adequate land and water resources are identified for both organised sport and informal recreation.
- To safeguard and resist pressures, which conflict with the wider public interest, for the development of land with recreational and amenity value.
- To encourage and promote the provision of additional land, facilities and water areas, in suitable situations and locations.

- To take account of the value of open space, not only as an amenity, but as a contribution to the conservation of the natural and built environment of the District.
- To encourage and promote suitable tourism facilities and the provision of additional tourist accommodation, in appropriate locations, to cater for the growing needs of the local community and visitors to the area.
- To provide for the identified needs of the community by encouraging the retention and/or improvement of existing facilities and enabling the development of new community provision in suitable situations and locations.
- To ensure that provision of leisure and community facilities are properly co-ordinated with all forms of development and land use policies.

Local Indicator

LOI LRC1: Number of open spaces with Green Flag Award status

14.5 This Indicator is designed to monitor the amount of eligible open spaces that have been awarded Green Flag status.

| | Output |
|--|--------|
| Number of open spaces with Green Flag Award Status | 2 |

Interpretation

14.6 Southern Country Park in Bishop's Stortford was the first open space in East Hertfordshire to be awarded the Green Flag Award Status in August 2008. Southern Country Park is approximately 23ha in size and the Council has formulated a 'Greenspace Action Plan' to outline how the park will be managed during the period 2008-2013. The park successfully retained its Green Flag Award in 2009, 2010, 2011 and 2012.

14.7 In July 2009, the Ridgeway Local Park at Sele Farm in Hertford became the second open space in the district to be awarded the Green Flag Award Status and has also successfully retained it in subsequent years.

15. Community Infrastructure Levy

- 15.1 Initial preparatory work towards producing the Community Infrastructure Levy (CIL) has been undertaken alongside work on the District Plan. Once the Council has agreed the principle of adopting a CIL, a timetable will be established from which progress will be monitored against. Details of CIL receipts and expenditure will be monitored once the CIL has been adopted and is in effect.

16. Neighbourhood Planning

- 16.1 Neighbourhood Planning was introduced with the enactment of the Localism Bill.
- 16.2 During the monitoring year, East Herts Council received a request from Bishop's Stortford Town Council on 9th July 2012 to designate a Neighbourhood Area of Bishop's Stortford Silverleys and Meads. This request was agreed by the Council on 4th December 2012.
- 16.3 No other formal steps were taken during the monitoring year towards agreeing neighbourhood forums, designating neighbourhood areas or progressing a Neighbourhood Plan towards adoption. However, the Council will continue to monitor progress made on Neighbourhood Plans and support communities when appropriate.

17. Duty to Co-operate

- 17.1 The Localism Act which came into force in November 2011 amended the Planning and Compulsory Purchase Act 2004 by introducing Section 33a. This section sets out a duty to co-operate in relation to the planning of sustainable development.
- 17.2 As responses from the Issues & Options consultation were gathered and preparation began on the District Plan over the monitoring year, the Council has worked closely with neighbouring local planning authorities, County Councils and prescribed bodies to maximise effectiveness in preparing development plans.
- 17.3 The duty to co-operate is an ongoing requirement of the District Plan preparation process, and thus the Council will continue to monitor the approach taken and produce evidence as part of the plan-making process to demonstrate that this requirement is being met.
- 17.4 A 'live' list of meetings with neighbouring authorities and associated minutes can be found at www.eastherts.gov.uk/dutytooperate. This webpage will continue to be updated following engagement with external partners and bodies.

Appendix A

| | 91/92 | 92/93 | 93/94 | 94/95 | 95/96 | 96/97 | 97/98 | 98/99 | 99/00 | 00/01 | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | Total |
|-----------------------------|------------|------------|------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| TOWNS/PARISHES OF: - | | | | | | | | | | | | | | | | | | | | | | | |
| Bishop's Stortford | 147 | 93 | 201 | 458 | 306 | 441 | 418 | 345 | 168 | 152 | 77 | 39 | 70 | 121 | 303 | 300 | 153 | 171 | 156 | -7 | 29 | 211 | 4352 |
| Buntingford | 31 | 28 | 37 | 57 | 77 | 39 | 21 | 1 | 4 | 9 | 15 | 5 | 9 | 8 | 10 | 7 | 11 | 16 | 2 | 39 | 93 | 18 | 537 |
| Hertford | 66 | 82 | 157 | 424 | 142 | 167 | 49 | 63 | 87 | 132 | 170 | 224 | 100 | 90 | 74 | 199 | 83 | 77 | 126 | 82 | 137 | 165 | 2896 |
| Sawbridgeworth | 25 | 28 | 16 | 47 | 21 | 11 | 16 | 9 | 0 | 20 | 14 | 1 | 2 | 15 | 6 | 6 | 45 | 25 | 23 | 8 | 55 | 47 | 440 |
| Ware | 10 | 10 | 44 | 43 | 28 | 4 | 71 | 10 | 10 | 19 | 226 | 30 | 47 | 21 | 45 | 142 | 190 | 139 | 53 | 18 | 9 | 141 | 1310 |
| PARISHES OF: - | | | | | | | | | | | | | | | | | | | | | | | |
| Albury | 0 | 0 | 0 | 0 | -1 | 0 | 2 | 0 | 0 | 0 | 1 | 0 | 3 | 0 | -1 | 2 | 1 | 0 | 1 | 2 | 0 | 0 | 10 |
| Anstey | 0 | 0 | 8 | 1 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | -1 | 0 | 0 | 0 | 0 | -1 | 6 | 3 | 20 |
| Ardeley | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 3 | 0 | 1 | 0 | 1 | 0 | 1 | 1 | 0 | -1 | 0 | 0 | 6 | 0 | 1 | 16 |
| Aspenden | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 0 | 0 | -1 | 0 | 1 | 2 | 0 | -1 | 0 | 0 | 0 | 0 | -1 | 6 |
| Aston | 0 | 0 | 3 | 5 | -1 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | -1 | 1 | 0 | 1 | -1 | 11 | 1 | 1 | 0 | 0 | 23 |
| Bayford | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 3 | 0 | 1 | 0 | 5 | 0 | 5 | 0 | 2 | 0 | 21 |
| Bengeo Rural | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 4 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 10 |
| Benington | 0 | 1 | 2 | 0 | 6 | 3 | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | -5 | 4 | 2 | 1 | 1 | 21 |
| Bramfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Braughing | 0 | 12 | 0 | -1 | 1 | 1 | 0 | 7 | -1 | 1 | 2 | 1 | 0 | 6 | 7 | 5 | 0 | 3 | 0 | 0 | 1 | 16 | 61 |
| Brent Pelham | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Brickendon Liberty | 0 | 1 | 1 | 2 | 2 | 0 | 0 | 1 | 0 | 0 | 24 | 1 | 0 | 2 | 16 | 1 | 0 | 0 | 1 | 4 | 1 | 9 | 66 |
| Buckland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 5 |
| Cottered | 4 | 5 | 2 | 1 | 1 | 3 | 0 | -1 | 2 | 2 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 8 | 0 | 1 | 0 | 33 |
| Datchworth | 0 | 0 | 0 | 0 | 0 | 1 | 10 | -1 | 2 | 0 | 9 | 1 | 1 | 1 | 7 | 1 | -1 | 0 | -1 | 1 | 1 | 1 | 33 |
| Eastwick | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Furneux Pelham | -1 | 1 | 0 | 0 | 1 | 0 | 0 | 8 | 0 | 15 | 12 | 3 | 0 | 2 | 3 | -2 | 2 | 1 | 0 | 1 | 0 | -1 | 45 |
| Gilston | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 12 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| Great Amwell* | 89 | 70 | 0 | 1 | 1 | 0 | 0 | 41 | 3 | -2 | 0 | 0 | 0 | 1 | 1 | 5 | 6 | 3 | 10 | -2 | 0 | 0 | 227 |
| Great Munden | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -1 | 1 | 4 | 0 | 1 | 1 | 0 | 10 |
| Hertford Heath | 0 | 8 | 0 | 5 | 2 | 1 | 15 | 0 | 1 | 4 | 1 | 4 | -1 | 3 | 4 | 5 | 8 | 5 | 5 | -15 | 20 | -1 | 74 |
| Hertingfordbury | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 1 | -1 | 0 | -1 | 0 | 1 | -1 | 1 | 1 | 0 | 0 | 0 | -2 | 4 | -1 | 15 |
| High Wych | -1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 2 | 0 | 3 | 0 | 0 | -2 | 4 | 3 | 5 | -1 | 1 | 1 | 6 | 25 |
| Hormead | -1 | 0 | 1 | 2 | 7 | 1 | 1 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 1 | 2 | 2 | 0 | 25 |
| Hunsdon | 2 | 0 | 2 | 0 | 6 | 1 | 8 | 1 | 0 | 0 | 4 | 1 | 0 | 0 | 0 | 1 | 2 | 5 | 0 | 11 | 5 | 18 | 67 |
| Little Berkhamsted | 6 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 2 | 3 | -1 | 12 | -1 | -2 | 8 | 1 | 0 | 2 | 1 | 0 | 0 | 0 | 33 |
| Little Hadham | 0 | 3 | 0 | 23 | 19 | 6 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 3 | -3 | 1 | 6 | 12 | 6 | 6 | -1 | 0 | 85 |
| Little Munden | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 7 | -1 | 1 | 0 | 0 | 0 | 0 | 13 |
| Meesden | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 | -1 |
| Much Hadham | 1 | 2 | 1 | 1 | 2 | 5 | 7 | 0 | 1 | 2 | 0 | 2 | 22 | 0 | 8 | 0 | 1 | 1 | 2 | 4 | 0 | 0 | 62 |
| Sacombe | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 |
| Standon | 1 | 22 | 50 | 5 | -24 | 97 | 52 | 6 | 11 | 13 | 4 | 2 | -19 | 3 | 29 | 53 | 21 | 7 | 6 | 7 | 0 | 0 | 346 |
| Stanstead Abbots* | 0 | 0 | 9 | 0 | 8 | 5 | 3 | 7 | 8 | 3 | 1 | 1 | 2 | 6 | 0 | 3 | -2 | 12 | 1 | 2 | 0 | 0 | 69 |
| Stanstead St. Margarets* | 67 | 11 | 59 | 22 | 0 | 0 | 0 | 0 | 21 | 0 | 11 | -1 | 4 | 42 | 20 | 0 | 1 | 48 | 36 | 7 | 0 | 0 | 348 |
| Stapleford | 0 | 0 | 0 | 1 | 7 | 0 | 0 | 1 | 8 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| Stocking Pelham | 0 | 0 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -1 | 0 | 0 | 1 | 7 | 0 | -1 | 0 | 6 |
| Tewin | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -6 | 29 | 0 | 9 | -1 | 1 | 2 | 0 | 0 | -1 | 2 | 1 | 2 | 3 | 41 |
| Thorley | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 10 | 2 | 0 | 8 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| Thundridge | 2 | 1 | 1 | 6 | 2 | 6 | 0 | 3 | 1 | 3 | 1 | 2 | 0 | 1 | 1 | 15 | 5 | 2 | 0 | 5 | 0 | 1 | 58 |
| Walkern | 1 | 0 | 16 | 0 | 0 | 1 | 0 | 22 | 0 | 1 | 2 | 16 | 4 | 2 | 4 | 1 | 17 | 5 | 5 | 13 | 0 | 1 | 111 |
| Wareside | 0 | 1 | 12 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 5 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 24 |
| Watton-at-Stone | 0 | 7 | 0 | 22 | 78 | 1 | 0 | 3 | 0 | 34 | 9 | -1 | 1 | 0 | 0 | 10 | 0 | -2 | 3 | -1 | 14 | 58 | 236 |
| Westmill | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | -2 | 2 | 0 | 0 | 7 | -1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 13 |
| Widford | 1 | 0 | -1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 3 | 0 | 0 | 2 | 0 | 1 | -1 | 3 | 16 |
| Wyddial | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 10 |
| TOTALS | 454 | 392 | 621 | 1128 | 694 | 800 | 700 | 540 | 336 | 464 | 605 | 376 | 250 | 347 | 562 | 777 | 557 | 553 | 469 | 200 | 383 | 699 | 11907 |

Table 1: East Hertfordshire Housing Completions (net) 1991-2013

*The settlement falls into the three parishes of Stanstead Abbots, Stanstead St Margarets and Great Amwell.

| | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | Total |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| SETTLEMENT OF: - | | | | | | | | | | | | | |
| Bishop's Stortford | 87 | 39 | 71 | 128 | 308 | 301 | 149 | 171 | 157 | -9 | 26 | 210 | 1638 |
| Buntingford | 15 | 5 | 9 | 8 | 9 | 7 | 11 | 16 | 2 | 39 | 93 | 15 | 229 |
| Hertford | 161 | 202 | 85 | 84 | 61 | 149 | 43 | 66 | 103 | 62 | 49 | 39 | 1104 |
| Sawbridgeworth | 14 | 1 | 2 | 15 | 6 | 6 | 44 | 25 | 21 | 8 | 15 | 47 | 204 |
| Stanstead Abbots/ Stanstead St. Margarets | 12 | -1 | 5 | 49 | 21 | 3 | 6 | 53 | 45 | 9 | 0 | 1 | 203 |
| Ware | 226 | 30 | 47 | 21 | 45 | 142 | 190 | 139 | 53 | 18 | 8 | 141 | 1060 |
| CATEGORY 1 VILLAGES OF: - | | | | | | | | | | | | | |
| Braughing | 1 | 1 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | 0 | 1 | 16 | 26 |
| Hertford Heath | 0 | 1 | -1 | 3 | 1 | 6 | 6 | 5 | 5 | -19 | 18 | -1 | 24 |
| High Cross | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Hunsdon | 4 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 4 | 18 | 28 |
| Much Hadham | 0 | 1 | 21 | 0 | 4 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 28 |
| Puckeridge | 1 | 2 | 0 | 4 | 28 | 0 | 13 | 7 | 6 | 2 | 0 | 0 | 63 |
| Tewin | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 3 | 7 |
| Walkern | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 4 | 5 | 13 | 0 | 1 | 40 |
| Watton-at-Stone | 9 | 0 | 0 | 0 | 0 | 10 | 0 | -1 | 2 | -1 | 9 | 58 | 86 |
| | | | | | | | | | | | | | |
| Other Villages/Hamlets | 75 | 95 | 11 | 34 | 79 | 148 | 77 | 64 | 68 | 76 | 159 | 151 | 1035 |
| | | | | | | | | | | | | | |
| TOTALS | 605 | 376 | 250 | 347 | 562 | 777 | 557 | 553 | 469 | 200 | 383 | 699 | 5778 |

Table 2: East Hertfordshire Housing Completions (net) by settlement 2001-2013*

*Settlement figures provided for six main settlements and Category 1 villages

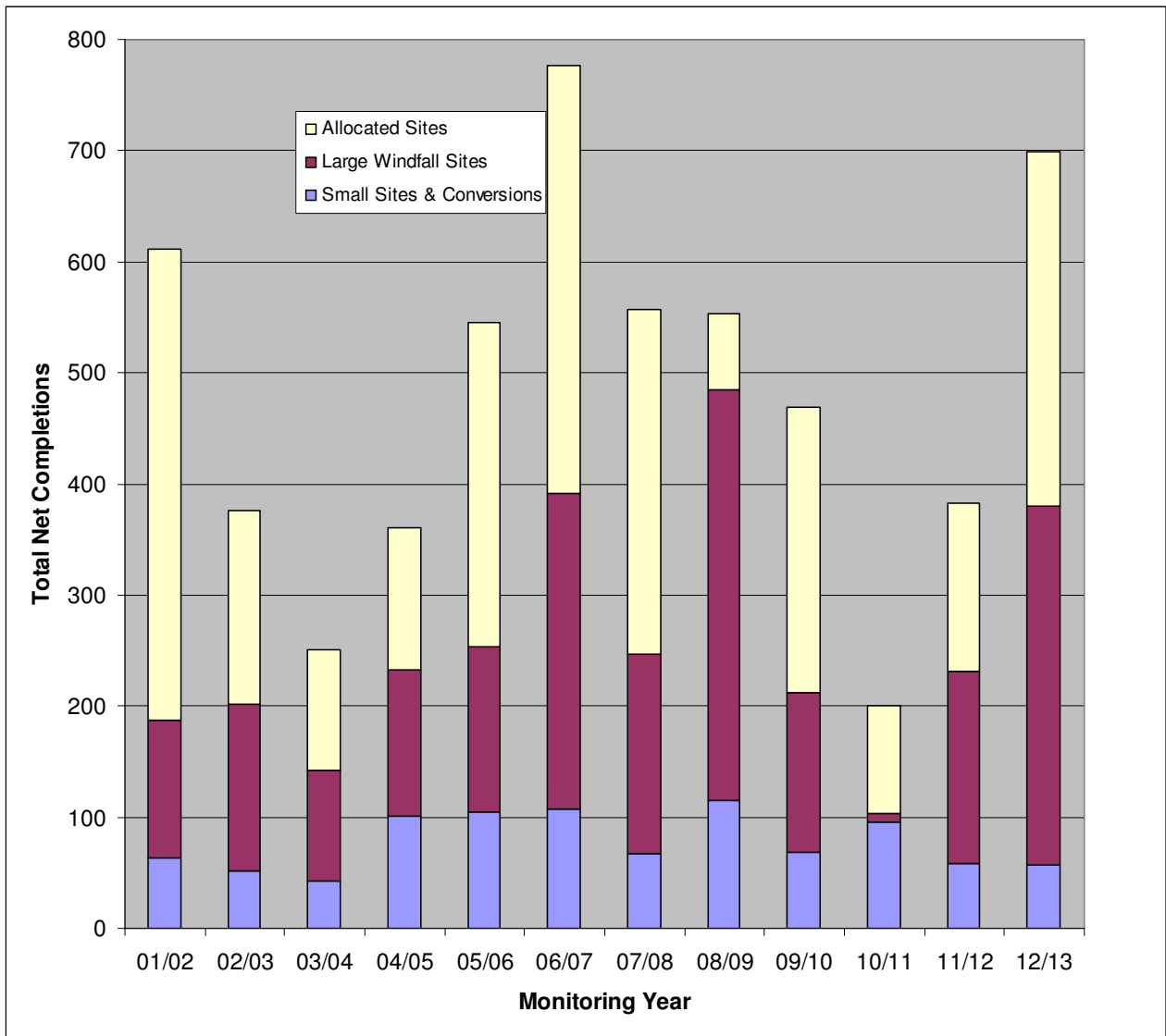


Figure 1: Windfall and Allocated Completions 2001-2013

Table 3: NPPF Five year land supply calculation 2014/15 – 2018/19 including the Local Plan Reserve Housing Land sites, Bishop’s Stortford Areas of Special Restraint (ASRs) and Special Countryside Area (SCA), and further identified sites (based on requirement of 660 dwellings per annum)

| | |
|--|-------------|
| Sites under construction / with detailed planning permission | 387 |
| Sites with outline planning permission | 329 |
| Sites subject to S106 Agreement | 0 |
| Sub-Total | 716 |
| Local Plan Allocations under construction / with detailed planning permission | 343 |
| Local Plan Allocations with outline planning permission | 0 |
| Local Plan Allocations subject to S106 Agreement | 13 |
| Sub-Total | 356 |
| Remaining Local Plan Allocations without planning permission | 13 |
| Sub-Total | 13 |
| Local Plan Areas of Special Restraint & Special Countryside Area (last 3 years of 5) | 750 |
| Sub-Total | 750 |
| Further Identified Sites | 235 |
| Windfall Allowance | 270 |
| Sub-Total | 505 |
| Total | 2340 |
| | |
| Average Annual RSS Requirement (2014/15 – 2018/19) | 660 |
| Average Annual RSS Requirement (2014/15 – 2018/19) incl. 5% buffer (660+33) | 693 |
| Five Year Requirement* (693 x 5) | 3465 |
| Five Year Land Supply Calculation (2340/693) | 3.4 |

Appendix B

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | | |
|---|--------------------------------------|----------|---------------|------------|------------------------------------|----------------------|--------------------|------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|-------------------|-------------------------|-----------|----------|------------|----------|---|---|
| Formally Identified (politically agreed and site specific) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Extant Planning Permissions on Allocated Large Sites | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3/05/0824/RP | Development in progress | Y | 17/08/2005 | 15/04/2010 | Tanners Wharf, 95 London Road | Atkins & Cripps Site | Bishop's Stortford | Y | 1.130 | 130 | 1 | 129 | 124 | 1 | 123 | 6 | 0 | 6 | | 6 | | | | | | | | 6 | | | | Work has commenced on site | |
| 3/11/2209/FP | Development in progress | Y | 19/12/2012 | 19/12/2015 | Pentlows Farm | The Street | Braughing | N | 2.730 | 28 | 0 | 28 | 0 | 0 | 28 | 0 | 28 | 14 | 14 | 14 | | | | | | | | 28 | | | | Work has commenced on site | |
| 3/09/1061/FP | Development in progress | Y | 30/11/2009 | 30/11/2012 | London Road/ Adj. St Francis Close | London Road | Buntingford | N | 2.176 | 149 | 0 | 149 | 119 | 0 | 119 | 30 | 0 | 30 | | 30 | | | | | | | | 30 | | | | Work has commenced on site | |
| 3/10/0090/FP | Detailed permission not started | Y | 02/12/2010 | 02/12/2013 | Adams Yard | Bull Plain | Hertford | Y | 0.118 | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 8 | | 8 | | | | | | | | 8 | | | | Expected to come forward within 5 year period | |
| 3/11/0571/RP | Development in progress | Y | 22/06/2011 | 22/06/2014 | Adj. Leventhorpe School | Cambridge Road | Sawbridgeworth | N | 1.647 | 55 | 0 | 55 | 27 | 0 | 27 | 28 | 0 | 28 | | 28 | | | | | | | | 28 | | | | Expected to come forward within 5 year period | |
| 3/10/2139/FP | Development in progress | Y | 14/02/2011 | 14/02/2014 | 101-103 New Road | | Ware | Y | 0.116 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | | 2 | | | | | | | | | 2 | | | | Expected to come forward within 5 year period | |
| 3/12/1804/RP | Detailed permission not started | Y | 09/01/2013 | 09/01/2016 | Land East of Trinity Centre | | Ware | N | 1.820 | 81 | 0 | 81 | 0 | 0 | 81 | 0 | 81 | 81 | | 40 | 41 | | | | | | | 81 | | | | Expected to come forward within 5 year period | |
| 3/11/0872/RP | Development in progress | Y | 20/07/2011 | 20/07/2014 | Land south of Station Road | | Watton-at-Stone | N | 2.409 | 111 | 0 | 111 | 63 | 0 | 63 | 48 | 0 | 48 | | 48 | | | | | | | | 48 | | | | Expected to come forward within 5 year period | |
| Extant Planning Permissions on Unallocated Large Sites | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3/10/0721/RP | Detailed permission not started | N | 23/06/2010 | 23/06/2013 | Alchemist Works | Whempstead Road | Benington | Y | 0.250 | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 5 | | | 5 | | | | | | | 5 | | | | Expected to come forward within 5 year period | |
| 3/11/1148/FP | Development in progress | N | 22/09/2011 | 22/09/2014 | 1 Rye Street | | Bishop's Stortford | Y | 0.146 | 9 | 0 | 9 | 0 | 0 | 9 | 0 | 9 | | 9 | | | | | | | | | 9 | | | | Work has commenced on site | |
| 3/10/1959/FP | Development in progress | N | 24/01/2011 | 24/01/2014 | Wickham Hall | Hadham Road | Bishop's Stortford | N | 2.107 | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 6 | | 6 | | | | | | | | 6 | | | | Work has commenced on site | |
| 3/11/0160/FP | Development in progress | N | 24/03/2011 | 24/03/2014 | Land at Jeans Lane | | Bishop's Stortford | Y | 0.784 | 6 | 1 | 5 | 0 | 0 | 6 | 1 | 5 | 3 | 2 | 3 | | | | | | | | | 5 | | | | Work has commenced on site |
| 3/11/1475/FO | Development in progress | N | 24/10/2011 | 24/10/2014 | 27-27A Northgate End | | Bishop's Stortford | Y | 0.060 | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 5 | | 5 | | | | | | | | | 5 | | | | Work has commenced on site |
| 3/10/0569/FN | Detailed permission not started | N | 23/05/2011 | 23/05/2014 | The Dells and 3A South Street | | Bishop's Stortford | Y | 0.098 | 18 | 0 | 18 | 0 | 0 | 18 | 0 | 18 | 18 | | | 18 | | | | | | | | 18 | | | | Expected to come forward within 5 year period |
| 3/12/0472/FP | Detailed permission not started | N | 01/06/2012 | 01/06/2013 | R/O 3 South Street | | Bishop's Stortford | Y | 0.020 | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 6 | | | 6 | | | | | | | | 6 | | | | Expected to come forward within 5 year period |
| 3/10/1964/OP | Outline permission (known details) | N | 14/01/2013 | 14/01/2016 | Old River Lane | Causeway | Bishop's Stortford | Y | 6.400 | 100 | 3 | 97 | 0 | 0 | 100 | 3 | 97 | 97 | | | | | | 48 | 49 | | | 97 | | | | Expected to come forward within 5 year period | |
| 3/11/1033/RP | Development in progress | N | 14/09/2011 | 14/09/2014 | Land off Tylers Close | Greenways | Buntingford | N | 1.716 | 50 | 0 | 50 | 3 | 0 | 3 | 47 | 0 | 47 | | 47 | | | | | | | | 47 | | | | Work has commenced on site | |
| 3/11/2108/FP | Development in progress | N | 01/02/2012 | 01/02/2015 | The Red House | 84 High Street | Buntingford | Y | 0.100 | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 8 | | 8 | | | | | | | | 8 | | | | Work has commenced on site | |
| 3/11/2180/FP | Development in progress | N | 09/02/2012 | 09/02/2015 | The Railway Inn | 1 London Road | Buntingford | Y | 0.137 | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 0 | 8 | | 8 | | | | | | | 8 | Yes | Yes | Yes | Work has commenced on site | |
| 3/12/1554/FO | Development in progress | N | 09/02/2012 | 09/02/2015 | The Railway Inn | 1 London Road | Buntingford | Y | 0.137 | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 0 | 8 | | 8 | | | | | | | 8 | Yes | Yes | Yes | Work has commenced on site | |
| 3/12/0975/FP | Development in progress | N | 09/02/2012 | 09/02/2015 | The Railway Inn | 1 London Road | Buntingford | Y | 0.137 | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 0 | 8 | | 8 | | | | | | | 8 | Yes | Yes | Yes | Work has commenced on site | |
| 3/10/2040/OP | Outline permission (known details) | N | 18/10/2011 | 18/10/2014 | Land off Longmead | | Buntingford | N | 1.150 | 26 | 0 | 26 | 0 | 0 | 26 | 0 | 26 | 26 | | 13 | 13 | | | | | | | 26 | | | | Expected to come forward within 5 year period | |
| 3/11/0554/OP | Outline permission (known details) | N | 06/03/2013 | 06/03/2016 | Terlings Park | Eastwick Road | Eastwick | Y | 11.700 | 200 | 0 | 200 | 0 | 0 | 200 | 0 | 200 | 200 | | | 50 | 50 | 50 | 50 | | | | 200 | | | | Expected to come forward within 5 year period | |
| 3/12/0259/FN | Detailed permission not started | N | 20/06/2012 | 20/06/2015 | Libury Hall | | Great Munden | Y | 1.300 | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 5 | | | 5 | | | | | | | 5 | | | | Expected to come forward within 5 year period | |
| 3/12/1632/FO | Development in progress | N | 15/02/2013 | 06/09/2014 | Hertford Police Station | Ware Road | Hertford | Y | 1.900 | 126 | 0 | 126 | 0 | 0 | 126 | 0 | 126 | 63 | 63 | 63 | | | | | | | | 126 | | | | Work has commenced on site | |
| 3/07/1647/FP | Development in progress | N | 15/11/2007 | 15/11/2010 | Former Dolphin PH Car Park | Mill Road | Hertford | Y | 0.116 | 14 | 0 | 14 | 0 | 0 | 14 | 0 | 14 | 14 | | 14 | | | | | | | | 14 | | | | Work has commenced on site | |
| 3/11/2048/FP | Development in progress | N | 29/02/2012 | 01/03/2015 | EHDC Car Park | Baker Street | Hertford | Y | 0.120 | 14 | 0 | 14 | 0 | 0 | 14 | 0 | 14 | | 14 | | | | | | | | | 14 | | | | Work has commenced on site | |
| 3/11/2208/FP | Development in progress | N | 29/02/2012 | 01/03/2015 | 16 Warren Park Road | | Hertford | Y | 0.430 | 7 | 0 | 7 | 0 | 0 | 7 | 0 | 7 | | 7 | | | | | | | | | 7 | | | | Work has commenced on site | |
| 3/10/0310/FP | Development in progress | N | 28/04/2010 | 28/04/2013 | 10 & 12 The Wash | | Hertford | Y | 0.022 | 6 | 1 | 5 | 0 | 0 | 6 | 1 | 5 | | 5 | | | | | | | | | 5 | | | | Work has commenced on site | |
| 3/11/0750/FP | Development in progress | N | 07/07/2011 | 07/07/2014 | 15 Currie Street | | Hertford | Y | 0.060 | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | | 5 | | | | | | | | | 5 | | | | Work has commenced on site | |
| 3/12/1409/FP | Detailed permission not started | N | 26/03/2013 | 26/03/2016 | Buildings 6 & 7 Bluecoats Avenue | | Hertford | Y | 0.204 | 12 | 0 | 12 | 0 | 0 | 12 | 0 | 12 | 12 | | 12 | | | | | | | | | 12 | | | | Expected to come forward within 5 year period |
| 3/11/1308/FN | Detailed permission not started | N | 20/09/2011 | 20/09/2014 | 85 Railway Street | | Hertford | Y | 0.034 | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 8 | | 8 | | | | | | | | | 8 | | | | Expected to come forward within 5 year period |
| 3/12/0824/FP | Detailed permission not started | N | 11/07/2012 | 11/07/2015 | 8 Railway Street | | Hertford | Y | 0.022 | 7 | 0 | 7 | 0 | 0 | 7 | 0 | 7 | 7 | | 7 | | | | | | | | | 7 | | | | Expected to come forward within 5 year period |
| 3/12/0780/FP | Detailed permission not started | N | 01/08/2012 | 01/08/2015 | Grehan House | 57 Molewood Road | Hertford | Y | 0.173 | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 5 | | 5 | | | | | | | | | 5 | | | | Expected to come forward within 5 year period |
| 3/10/1758/FP | Detailed permission not started | N | 15/12/2010 | 15/12/2013 | Nine Acres | High Road | High Cross | N | 0.474 | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | | 6 | | | | | | | | | 6 | | | | Expected to come forward within 5 year period | |
| 3/04/2379/FP | Development in progress | N | 17/01/2007 | 12/12/2010 | Scout Land | Springhall Road | Sawbridgeworth | Y | 0.299 | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | | 5 | | | | | | | | | 5 | | | | Work has commenced on site | |
| 3/11/2227/FP | Detailed permission not started | N | 12/03/2012 | 12/03/2015 | Market House Hotel | 42 Knight Street | Sawbridgeworth | Y | 0.068 | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 6 | | 6 | | | | | | | | | 6 | | | | Expected to come forward within 5 year period |

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25- 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | | |
|--|--------------------------------------|----------|---------------|------------|---|---------------------|--------------------|------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|------------------|-------------------------|-----------|----------|------------|----------|---|-----|
| 3/12/0597/FP | Development in progress | N | 19/10/2012 | 19/10/2015 | Seven Acres | 49 Upper Green Road | Tewin | Y | 1.037 | 28 | 1 | 27 | 2 | 0 | 2 | 26 | 1 | 25 | | 25 | | | | | | | 25 | | | | | Work has commenced on site | |
| 3/12/1150/FP | Detailed permission not started | N | 27/02/2013 | 27/02/2016 | R/O 17-28 Grass Warren | | Tewin | Y | 0.295 | 8 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 8 | | 8 | | | | | | | 8 | | | | | Expected to come forward within 5 year period | |
| 3/10/0572/FO | Detailed permission not started | N | 24/05/2010 | 24/05/2013 | Home Farm | | Wadesmill | N | 0.327 | 9 | 0 | 9 | 0 | 0 | 0 | 9 | 0 | 9 | | 9 | | | | | | | 9 | | | | | Expected to come forward within 5 year period | |
| 3/09/1892/FP | Development in progress | N | 18/02/2010 | 18/02/2013 | Northern Maltings | 16 New Road | Ware | Y | 0.211 | 12 | 0 | 12 | 0 | 0 | 0 | 12 | 0 | 12 | | 12 | | | | | | | 12 | | | | | Work has commenced on site | |
| 3/12/0634/FO | Development in progress | N | 15/06/2012 | 15/06/2015 | 49-51 Star Street | | Ware | Y | 0.061 | 5 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 5 | | 5 | | | | | | | 5 | | | | | Work has commenced on site | |
| 3/10/0386/FP | Detailed permission not started | N | 26/07/2011 | 26/07/2014 | Cintel site | Watton Road | Ware | Y | 2.150 | 13 | 0 | 13 | 0 | 0 | 0 | 13 | 0 | 13 | | | 13 | | | | | | 13 | | | | | Expected to come forward within 5 year period | |
| 3/10/1466/FP | Detailed permission not started | N | 29/11/2010 | 29/11/2013 | Centre Maltings | New Road | Ware | Y | 0.165 | 12 | 0 | 12 | 0 | 0 | 0 | 12 | 0 | 12 | | 12 | | | | | | | 12 | | | | | Expected to come forward within 5 year period | |
| 3/12/1325/FP | Detailed permission not started | N | 07/11/2012 | 07/11/2015 | Priory Farm | Hunsdon Road | Widford | Y | 0.270 | 6 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 6 | | 6 | | | | | | | 6 | | | | | Expected to come forward within 5 year period | |
| Extant Planning Permissions on Small Sites (if large number of sites totals can be used rather than a full list of sites) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3/11/2086/FP | Detailed permission not started | N | 27/01/2012 | 27/01/2015 | The Bothy | Albury Hall Park | Albury | Y | 1.070 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | | n/a |
| 3/12/1583/FP | Development in progress | N | 21/11/2012 | 21/11/2015 | The Slough | Slough Road | Allens Green | Y | 0.628 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1369/FP | Detailed permission not started | N | 12/10/2011 | 12/10/2014 | Primrose Cottage | Slough Road | Allens Green | Y | 0.108 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/0065/FP | Detailed permission not started | N | 05/03/2012 | 05/03/2015 | St Annes Church | Slough Road | Allens Green | Y | 0.040 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/2230/FP | Development in progress | N | 20/03/2012 | 20/03/2015 | Wahringa | The Street | Aspenden | Y | 64.000 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/09/1978/FP | Development in progress | N | 01/02/2010 | 01/02/2013 | Land Off Yeomans Drive | | Aston | N | 0.291 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/2059/FP | Development in progress | N | 01/02/2012 | 01/02/2015 | 52 Long Lane | | Aston | Y | 0.093 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/2047/FP | Detailed permission not started | N | 01/02/2013 | 01/02/2016 | Adj. 33 & 37 Brook Field | | Aston | Y | 0.050 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | | 2 | | | | | | | | 2 | | | | | n/a |
| 3/12/2082/FO | Development in progress | N | 29/01/2013 | 29/01/2016 | The Tiled Barn, Great Barwick Manor | Gore Lane | Barwick | Y | 0.056 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/1490/FP | Detailed permission not started | N | 06/11/2012 | 06/11/2015 | 1 & 2 Penny Royal | Bucks Alley | Bayford | Y | 0.100 | 2 | 2 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | | -2 | 2 | | | | | | | 0 | | | | | n/a |
| 3/12/0672/FP | Detailed permission not started | N | 19/06/2012 | 19/06/2015 | Place Farm | | Bayford Green | N | 0.030 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0661/FP | Detailed permission not started | N | 01/03/2013 | 01/03/2016 | New Mead Nursery | Walkern Road | Benington | N | 0.550 | 4 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 4 | | 4 | | | | | | | | 4 | | | | | n/a |
| 3/12/1716/FP | Detailed permission not started | N | 20/12/2012 | 20/12/2015 | Land between 13-19 and 21-27 Blacksmiths Hill | | Benington | Y | 0.050 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | | 2 | | | | | | | | 2 | | | | | n/a |
| 3/12/1862/FP | Detailed permission not started | N | 21/12/2012 | 21/12/2015 | Adj. 39-41 Blacksmiths Hill | | Benington | Y | 0.050 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | | 2 | | | | | | | | 2 | | | | | n/a |
| 3/11/1610/FP | Detailed permission not started | N | 23/11/2011 | 23/11/2014 | 44 Walkern Road | | Benington | Y | 0.084 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0637/FO | Detailed permission not started | N | 01/06/2012 | 01/06/2015 | Benington Bury Farm | Walkern Road | Benington | N | 0.105 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/07/1719/FP | Development in progress | N | 08/10/2007 | 08/10/2010 | 72 South Street | | Bishop's Stortford | Y | 0.022 | 3 | 0 | 3 | 2 | 0 | 2 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/0441/FP | Development in progress | N | 09/05/2011 | 09/05/2014 | 79 Haymeads Lane | | Bishop's Stortford | Y | 0.400 | 4 | 1 | 3 | 0 | 0 | 0 | 4 | 1 | 3 | | 2 | 1 | | | | | | | 3 | | | | | n/a |
| 3/12/0198/FP | Development in progress | N | 04/04/2012 | 04/04/2015 | R/O 35 London Road | | Bishop's Stortford | N | 0.023 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | | 2 | | | | | | | | 2 | | | | | n/a |
| 3/11/2220/FP | Development in progress | N | 21/09/2012 | 21/09/2015 | 199 London Road | | Bishop's Stortford | N | 0.120 | 2 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/04/1072/FP | Development in progress | N | 26/07/2004 | 26/07/2009 | 13 Elizabeth Road | | Bishop's Stortford | Y | 0.048 | 2 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/04/1461/FP | Development in progress | N | 21/10/2004 | 21/10/2009 | 9-11 Northgate End | | Bishop's Stortford | Y | 0.009 | 2 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0261/FN | Development in progress | N | 09/05/2012 | 09/05/2015 | Adj. 5 Broadfield | | Bishop's Stortford | N | 0.000 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0796/FP | Development in progress | N | 08/08/2012 | 08/08/2015 | Adj. 14 Park Avenue | | Bishop's Stortford | N | 0.019 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0095/FP | Development in progress | N | 12/11/2012 | 12/11/2015 | Adj. 22 Pilaw Hatch Close | | Bishop's Stortford | N | 0.070 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/06/1857/FP | Development in progress | N | 10/11/2006 | 10/11/2009 | 179 Hadham Road | | Bishop's Stortford | Y | 0.108 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0375/FN | Detailed permission not started | N | 23/05/2012 | 23/05/2015 | Thorley Place | Thorley Lane East | Bishop's Stortford | Y | 0.550 | 5 | 1 | 4 | 0 | 0 | 0 | 5 | 1 | 4 | | 4 | | | | | | | | 4 | | | | | n/a |
| 3/12/2067/FP | Detailed permission not started | N | 24/01/2013 | 24/01/2016 | Buildings North & West of courtyard, The George Hotel | North Street | Bishop's Stortford | Y | 0.009 | 4 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 4 | | 4 | | | | | | | | 4 | | | | | n/a |
| 3/12/1094/FP | Detailed permission not started | N | 08/03/2013 | 08/03/2016 | Whitehall Leys | Whitehall Road | Bishop's Stortford | N | 0.800 | 4 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 4 | | 4 | | | | | | | | 4 | | | | | n/a |
| 3/11/0320/FN | Detailed permission not started | N | 27/04/2011 | 27/04/2014 | R/O 48-50 Hockerill Street | | Bishop's Stortford | Y | 0.005 | 3 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 3 | | 3 | | | | | | | | 3 | | | | | n/a |
| 3/12/0604/FP | Detailed permission not started | N | 13/06/2012 | 13/06/2015 | 22 North Street | | Bishop's Stortford | Y | 0.014 | 3 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 3 | | 3 | | | | | | | | 3 | | | | | n/a |
| 3/12/0844/FP | Detailed permission not started | N | 12/07/2012 | 12/07/2015 | 35 Potter Street | | Bishop's Stortford | Y | 0.020 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | | 2 | | | | | | | | 2 | | | | | n/a |
| 3/12/1209/FP | Detailed permission not started | N | 06/09/2012 | 06/09/2015 | 16 Maple Avenue | | Bishop's Stortford | Y | 0.306 | 3 | 1 | 2 | 0 | 0 | 0 | 3 | 1 | 2 | | 2 | | | | | | | | 2 | | | | | n/a |

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | | |
|--------------------------|--------------------------------------|----------|---------------|------------|-----------------------------------|---------------------|--------------------|-------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|-------------------|-------------------------|-----------|----------|------------|----------|-----|-----|
| 3/13/0048/FP | Detailed permission not started | N | 28/02/2013 | 28/02/2016 | 7B Northgate End | Bishop's Stortford | Y | 0.008 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | | 2 | | | | | | | 2 | | | | | n/a | |
| 3/12/0754/FP | Detailed permission not started | N | 11/03/2013 | 11/03/2016 | Adj. 11 Snowley Parade | Bishop's Stortford | N | 0.013 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | | | 2 | | | | | | | 2 | | | | | n/a |
| 3/09/0638/FP | Detailed permission not started | N | 14/06/2010 | 14/06/2013 | 31 Nightingales | Bishop's Stortford | Y | 0.014 | 2 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/10/0472/FP | Detailed permission not started | N | 12/11/2010 | 12/11/2013 | 32 Redwood Court | Haymeads Lane | Bishop's Stortford | Y | 0.014 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/0866/FN | Detailed permission not started | N | 15/07/2011 | 15/07/2014 | Adj. 38 East Road | R/O 77 Warwick Road | Bishop's Stortford | N | 0.030 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1589/FP | Detailed permission not started | N | 07/12/2011 | 07/12/2014 | Adj. 7 Plaw Hatch Close | Bishop's Stortford | N | 0.018 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1790/FN | Detailed permission not started | N | 08/12/2011 | 08/12/2014 | 23 Northgate End | Bishop's Stortford | Y | 0.008 | 2 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1831/FP | Detailed permission not started | N | 12/01/2012 | 12/01/2015 | 29C North Street | Bishop's Stortford | Y | 0.003 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0639/FP | Detailed permission not started | N | 22/06/2012 | 22/06/2015 | 82 South Street | Bishop's Stortford | Y | 0.010 | 2 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/1112/FP | Detailed permission not started | N | 10/10/2012 | 10/10/2015 | R/O 102 Dunmow Road | Bishop's Stortford | Y | 0.087 | 2 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1226/FP | Detailed permission not started | N | 03/12/2012 | 03/12/2015 | Adj. 6 Woodpecker Close | Bishop's Stortford | N | 0.015 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1520/FP | Detailed permission not started | N | 06/12/2012 | 06/12/2015 | Adj. 2 Maple Avenue | Bishop's Stortford | N | 0.094 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/2142/IRP | Detailed permission not started | N | 06/02/2013 | 06/02/2016 | R/O Newbury Cottage | 135 Hadham Road | Bishop's Stortford | N | 0.091 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0533/FP | Detailed permission not started | N | 26/02/2013 | 26/02/2016 | Adj. 14 Plaw Hatch Close | Bishop's Stortford | N | 0.046 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/0779/FN | Detailed permission not started | N | 13/07/2011 | 13/07/2014 | 62 Havers Lane | Bishop's Stortford | Y | 0.018 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | | n/a |
| 3/12/0769/FP | Detailed permission not started | N | 12/07/2012 | 12/07/2015 | Denny | Galloway Road | Bishop's Stortford | Y | 0.148 | 1 | 1 | 0 | 1 | -1 | 1 | 0 | 1 | 0 | 1 | | | | | | | | | 1 | | | | | n/a |
| 3/11/1521/FP | Detailed permission not started | N | 06/12/2012 | 06/12/2015 | 2 Maple Avenue | Bishop's Stortford | Y | 0.124 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | | n/a |
| 3/10/1549/OP | Outline permission (known details) | N | 21/10/2010 | 21/10/2013 | 1-2 Pryors Close | Bishop's Stortford | Y | 0.106 | 3 | 2 | 1 | 0 | 0 | 0 | 3 | 2 | 1 | 1 | | -2 | 3 | | | | | | | 1 | | | | | n/a |
| 3/11/1282/FP | Development in progress | N | 12/10/2011 | 12/10/2014 | Woodlands | Friars Road | Braughing | Y | 1.500 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | | 1 | | | | | n/a |
| 3/12/0508/FP | Detailed permission not started | N | 01/06/2012 | 01/06/2015 | 50 Green End | Braughing | N | 0.320 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | | | 2 | | | | | | | 2 | | | | | n/a |
| 3/12/0282/FN | Detailed permission not started | N | 18/04/2012 | 18/04/2015 | Adj. 10 Brickendon Green | Brickendon | N | 0.080 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/1784/FO | Detailed permission not started | N | 09/01/2013 | 31/01/2016 | Diamonds Wood Farm | Mangrove Lane | Brickendon | N | 0.135 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1391/FP | Detailed permission not started | N | 12/10/2011 | 12/10/2014 | Hedgegrove Farm | Pembroke Lane | Brickendon | Y | 18.160 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | | n/a |
| 3/11/1170/FP | Development in progress | N | 12/10/2011 | 12/10/2014 | Edgewood Farm | Broxbourne Common | Broxbourne | Y | 2.115 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | | | | | | | | | 0 | | | | | n/a |
| 3/12/0247/FO | Detailed permission not started | N | 23/04/2012 | 23/04/2015 | Birch Farm | White Stubbs Lane | Broxbourne | Y | 0.542 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | | 2 | | | | | | | | 2 | | | | | n/a |
| 3/12/0732/FO | Detailed permission not started | N | 19/06/2012 | 19/06/2015 | Birch Farm | White Stubbs Lane | Broxbourne | Y | 0.000 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1153/FP | Development in progress | N | 17/08/2011 | 17/08/2014 | 2 High Street | | Buntingford | N | 0.138 | 3 | 0 | 3 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | | | | | | | | | 2 | | | | | n/a |
| 3/10/1969/FP | Development in progress | N | 21/12/2010 | 21/12/2013 | Adj. Layston Cottage | 3A River Green | Buntingford | N | 0.054 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | | | | | | | | | 2 | | | | | n/a |
| 3/12/1047/FP | Development in progress | N | 22/08/2012 | 22/08/2015 | R/O 76 & 76A High Street | | Buntingford | N | 0.060 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | | | | | | | | | 2 | | | | | n/a |
| 3/10/0972/FP | Development in progress | N | 27/07/2010 | 27/07/2013 | St Bartholomews Church | The Causeway | Buntingford | Y | 0.503 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | | 1 | | | | | n/a |
| 3/12/1029/FP | Development in progress | N | 15/08/2012 | 15/08/2015 | 7-9 Hare Street Road | | Buntingford | Y | 0.074 | 3 | 2 | 1 | 0 | 2 | -2 | 3 | 0 | 3 | 3 | | | | | | | | | 3 | | | | | n/a |
| 3/10/0815/FP | Detailed permission not started | N | 09/07/2010 | 09/07/2013 | 59 High Street | Buntingford | Y | 0.128 | 5 | 1 | 4 | 0 | 0 | 0 | 5 | 1 | 4 | 4 | | 4 | | | | | | | | 4 | | | | | n/a |
| 3/12/0944/FP | Detailed permission not started | N | 30/07/2012 | 30/07/2015 | 34 High Street | Buntingford | Y | 0.051 | 4 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 4 | 4 | | | 4 | | | | | | | 4 | | | | | n/a |
| 3/10/1135/FP | Detailed permission not started | N | 16/08/2010 | 16/08/2013 | 36 High Street | Buntingford | Y | 0.015 | 4 | 1 | 3 | 0 | 0 | 0 | 4 | 1 | 3 | 3 | | 3 | | | | | | | | 3 | | | | | n/a |
| 3/12/1142/FP | Detailed permission not started | N | 21/03/2013 | 21/03/2016 | R/O 4-6 High Street | Buntingford | Y | 0.053 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | | | 2 | | | | | | | 2 | | | | | n/a |
| 3/12/0020/FP | Detailed permission not started | N | 29/02/2012 | 01/03/2015 | 36 High Street | Buntingford | Y | 0.002 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | | 1 | | | | | | | 1 | | | | | n/a |
| 3/12/0731/IRP | Detailed permission not started | N | 18/06/2012 | 18/06/2015 | Land between Sherburn and Plashes | London Road | Buntingford | N | 0.084 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/12/0674/FP | Detailed permission not started | N | 20/06/2012 | 20/06/2015 | Bridewell House | Wyddial Road | Buntingford | N | 0.154 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/11/1280/OP | Outline permission (known details) | N | 09/11/2011 | 09/11/2014 | Land south of Baldock Road | | Buntingford | N | 0.249 | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 3 | | | 3 | | | | | | | 3 | | | | | n/a |
| 3/06/0423/FP | Development in progress | N | 26/04/2006 | 26/04/2009 | Dowsetts Farm | Colliers End | N | 0.468 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | | | | | | | | | 2 | | | | | n/a |

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | | |
|--------------------------|--------------------------------------|----------|---------------|------------|---|--------------------|----------------|-------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|-------------------|-------------------------|-----------|----------|------------|----------|-----|-----|
| 3/11/1131/FP | Development in progress | N | 17/08/2011 | 17/08/2014 | Bancroft Farmhouse | Cottered | N | 0.170 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/11/1756/FP | Development in progress | N | 28/11/2011 | 28/11/2014 | Coles Green Farm | Throcking Road | Cottered | N | 0.090 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/10/1459/FN | Detailed permission not started | N | 06/10/2010 | 06/10/2013 | Lordship Farm | Cottered | N | 0.033 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |
| 3/08/0950/FP | Development in progress | N | 30/07/2008 | 30/07/2011 | 2 Easington Road | Dane End | Y | 0.045 | 2 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/12/1496/FP | Detailed permission not started | N | 09/01/2013 | 09/01/2016 | Lordship Farm | Green End Road | Dane End | N | 0.520 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | | | 2 | | | | | | 2 | | | | | n/a | |
| 3/12/1604/FP | Detailed permission not started | N | 15/11/2012 | 15/11/2015 | The Forge | Munden Road | Dane End | Y | 0.036 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |
| 3/10/1752/FP | Detailed permission not started | N | 29/11/2010 | 29/11/2013 | Adj. 56 Datchworth Green | Datchworth | N | 0.032 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | | | 2 | | | | | | 2 | | | | | n/a | |
| 3/12/1915/RP | Detailed permission not started | N | 07/01/2013 | 07/01/2016 | 1 Hawkins Hall Lane | Datchworth | Y | 0.073 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | | 2 | | | | | | | 2 | | | | | n/a | |
| 3/09/1462/FP | Development in progress | N | 27/04/2010 | 27/04/2013 | Mulberry Lodge | Epping Green | Y | 0.187 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/12/0200/FP | Detailed permission not started | N | 23/05/2012 | 23/05/2015 | Epping Green Farmhouse | Epping Green | Y | 0.221 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | 0 | | | | | n/a | |
| 3/12/1691/FP | Development in progress | N | 27/11/2012 | 27/11/2015 | Johnsons Thatch | East End | Furieux Pelham | Y | 0.000 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | 1 | 1 | | | | | | | 1 | | | | | n/a | |
| 3/12/2054/FP | Detailed permission not started | N | 06/02/2013 | 06/02/2016 | Barn at East End Farm | East End | Furieux Pelham | N | 0.190 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |
| 3/11/1355/FP | Detailed permission not started | N | 27/02/2013 | 27/02/2016 | R/O White Lion House | Furieux Pelham | N | 0.050 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |
| 3/11/0806/FP | Detailed permission not started | N | 30/06/2011 | 30/06/2014 | The Lodge | 46 Burnt Mill Lane | Gilston | Y | 0.301 | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | | 2 | | | | | | 2 | | | | | n/a | |
| 3/03/2086/FP | Development in progress | N | 09/06/2005 | 09/06/2010 | Marlers | Pye Corner | Gilston Park | Y | 0.021 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/00/0594/FP | Development in progress | N | 23/03/1991 | 23/09/1996 | Van Hages Garden Centre | Amwell Hill | Great Amwell | Y | 0.006 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/12/1246/FP | Development in progress | N | 05/09/2012 | 05/09/2015 | Mayfield | 33 Lower Road | Great Amwell | Y | 0.150 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | 1 | 1 | | | | | | | 1 | | | | | n/a | |
| 3/10/1599/FP | Detailed permission not started | N | 23/11/2010 | 23/11/2013 | 37 Lower Road | | Great Amwell | Y | 0.184 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |
| 3/11/1345/FP | Detailed permission not started | N | 23/09/2011 | 23/09/2014 | 36 Hertford Road | | Great Amwell | N | 0.270 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |
| 3/12/1099/FP | Detailed permission not started | N | 17/08/2012 | 17/08/2015 | R/O Home Lodge | Hillside Lane | Great Amwell | N | 0.083 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |
| 3/12/2029/FN | Detailed permission not started | N | 24/01/2013 | 24/01/2016 | Holly Gate | Cauthery Lane | Great Amwell | Y | 0.207 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | 0 | | | | | n/a | |
| 3/03/0835/FP | Development in progress | N | 07/11/2003 | 07/11/2008 | Milburns | | Great Horstead | Y | 0.100 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/11/1387/FP | Detailed permission not started | N | 13/08/2012 | 13/08/2015 | Horstead Village Hall | | Great Horstead | Y | 0.168 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | | 1 | | | | | | 1 | | | | | n/a | |
| 3/10/0282/FP | Detailed permission not started | N | 14/04/2010 | 14/04/2013 | College Farm | Hailey Lane | Hailey | N | 0.179 | 4 | 0 | 4 | 0 | 0 | 4 | 0 | 4 | 4 | | 4 | | | | | | | 4 | | | | | n/a | |
| 3/12/0104/FP | Detailed permission not started | N | 23/03/2012 | 23/03/2015 | 20 Hailey Lane | | Hailey | Y | 0.100 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | 0 | | | | | n/a | |
| 3/08/1033/FP | Development in progress | N | 08/08/2008 | 08/08/2011 | 87 & R/O 87-89 Railway Street | | Hertford | Y | 0.062 | 4 | 0 | 4 | 0 | 0 | 4 | 0 | 4 | 4 | 4 | | | | | | | | 4 | | | | | n/a | |
| 3/06/0750/FP | Development in progress | N | 15/06/2006 | 15/06/2009 | R/O 3 Carde Close | | Hertford | Y | 0.079 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/11/0966/FP | Development in progress | N | 26/07/2011 | 26/07/2014 | 15 The Avenue | Bengeo | Hertford | N | 0.200 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/11/1049/FP | Development in progress | N | 30/08/2011 | 30/08/2014 | 2 Railway Place | | Hertford | Y | 0.048 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/12/1620/FP | Development in progress | N | 22/11/2012 | 22/11/2015 | 6-8 Dimsdale Street | | Hertford | Y | 0.010 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | | n/a | |
| 3/07/2364/FP | Development in progress | N | 15/01/2008 | 15/01/2011 | 89-89A Railway Street | | Hertford | Y | 0.022 | 2 | 2 | 0 | 0 | 2 | -2 | 2 | 0 | 2 | 2 | 2 | | | | | | | | 2 | | | | | n/a |
| 3/09/1952/FP | Detailed permission not started | N | 21/07/2010 | 21/07/2013 | 10 Maidenhead Street | | Hertford | Y | 0.010 | 4 | 0 | 4 | 0 | 0 | 4 | 0 | 4 | 4 | | 4 | | | | | | | 4 | | | | | n/a | |
| 3/11/0580/FP | Detailed permission not started | N | 26/09/2011 | 26/09/2014 | 97-101 Fore Street | | Hertford | Y | 0.060 | 4 | 0 | 4 | 0 | 0 | 4 | 0 | 4 | 4 | | 4 | | | | | | | 4 | | | | | n/a | |
| 3/12/0242/FP | Detailed permission not started | N | 10/04/2012 | 10/04/2015 | 12-14 Market Street | | Hertford | Y | 0.040 | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 3 | | 3 | | | | | | | 3 | | | | | n/a | |
| 3/12/1162/FP | Detailed permission not started | N | 30/08/2012 | 30/08/2015 | R/O Parliament Square | | Hertford | Y | 0.037 | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 3 | | 3 | | | | | | | 3 | | | | | n/a | |
| 3/12/1186/FP | Detailed permission not started | N | 05/09/2012 | 05/09/2015 | Former Stables, Former Green Dragon Hotel | The Wash | Hertford | Y | 0.010 | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 3 | | 3 | | | | | | | 3 | | | | | n/a | |
| 3/11/0996/RP | Detailed permission not started | N | 17/08/2011 | 17/08/2014 | 65-67 North Road | | Hertford | Y | 0.119 | 3 | 1 | 2 | 0 | 0 | 3 | 1 | 2 | 2 | | 2 | | | | | | | 2 | | | | | n/a | |
| 3/11/1057/FP | Detailed permission not started | N | 09/09/2011 | 09/09/2014 | 7 Maidenhead Street | | Hertford | Y | 0.012 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | | 2 | | | | | | | 2 | | | | | n/a | |
| 3/11/1773/FP | Detailed permission not started | N | 13/12/2011 | 13/12/2014 | 21 Dimsdale Street | | Hertford | Y | 0.033 | 3 | 1 | 2 | 0 | 0 | 3 | 1 | 2 | 2 | | 2 | | | | | | | 2 | | | | | n/a | |
| 3/12/1352/FN | Detailed permission not started | N | 12/10/2012 | 12/10/2015 | 22-24 St Andrew Street | | Hertford | Y | 0.022 | 3 | 1 | 2 | 0 | 0 | 3 | 1 | 2 | 2 | | 2 | | | | | | | 2 | | | | | n/a | |
| 3/09/0905/FP | Detailed permission not started | N | 31/08/2010 | 31/08/2013 | 32 Mangrove Road | | Hertford | Y | 0.030 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |
| 3/09/1379/FP | Detailed permission not started | N | 19/11/2010 | 19/11/2013 | Adj. 30 Mangrove Road | | Hertford | N | 0.042 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a | |

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25- 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | |
|--------------------------|--------------------------------------|----------|---------------|------------|------------------------------|------------------|----------------------------|------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|------------------|-------------------------|-----------|----------|------------|----------|-----|
| 3/11/0165/FP | Detailed permission not started | N | 31/03/2011 | 31/03/2014 | The Gate House | Bluecoats Avenue | Hertford | Y | 0.019 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/1323/FP | Detailed permission not started | N | 03/10/2011 | 03/10/2014 | 7 Market Place | | Hertford | Y | 0.005 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/2040/FP | Detailed permission not started | N | 19/01/2012 | 19/01/2015 | 4 North Road | | Hertford | Y | 0.175 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/0130/FP | Detailed permission not started | N | 21/03/2012 | 21/03/2015 | 6 Bridges Court | | Hertford | Y | 0.004 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/0171/FP | Detailed permission not started | N | 27/03/2012 | 27/03/2015 | R/O 7 Carde Close | | Hertford | N | 0.051 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/0165/FP | Detailed permission not started | N | 04/04/2012 | 04/04/2015 | Adj. Fox Rock | 18 Morgans Road | Hertford | N | 0.125 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1163/FP | Detailed permission not started | N | 17/08/2012 | 17/08/2015 | R/O 5 Carde Close | | Hertford | N | 0.051 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1280/RP | Detailed permission not started | N | 30/08/2012 | 30/08/2015 | 65 North Road | | Hertford | Y | 0.064 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1425/FP | Detailed permission not started | N | 16/10/2012 | 16/10/2015 | Land at Boundary Drive | Bengeo | Hertford | N | 0.060 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1450/FP | Detailed permission not started | N | 23/10/2012 | 23/10/2015 | Adj. 7 Hillside Terrace | | Hertford | N | 0.040 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1447/FP | Detailed permission not started | N | 30/10/2012 | 30/10/2015 | 8 Parliament Square | | Hertford | Y | 0.006 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1652/FP | Detailed permission not started | N | 19/12/2012 | 19/12/2015 | R/O 2 Bentley Road | | Hertford | N | 0.051 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1937/FP | Detailed permission not started | N | 10/01/2013 | 10/01/2016 | 30 Port Vale | | Hertford | Y | 0.006 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1998/FP | Detailed permission not started | N | 28/01/2013 | 28/01/2016 | 20 Admiral Street | | Hertford | Y | 0.018 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1634/FP | Detailed permission not started | N | 27/02/2013 | 27/02/2016 | 325 Ware Road | | Hertford | Y | 0.054 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/10/1608/FP | Detailed permission not started | N | 23/11/2010 | 23/11/2013 | 6 The Drive | | Hertford | Y | 0.089 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/10/2179/FP | Development in progress | N | 28/02/2011 | 28/02/2014 | Jenningsbury Golf Course | London Road | Hertford Heath | N | 0.342 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/0151/FP | Development in progress | N | 06/04/2011 | 06/04/2014 | Haileybury And Is College | College Road | Hertford Heath | Y | 0.040 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/1341/FP | Detailed permission not started | N | 22/11/2011 | 22/11/2014 | Highwood | Mount Pleasant | Hertford Heath | Y | 0.008 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1492/FP | Detailed permission not started | N | 21/11/2012 | 21/11/2015 | Haileybury And Is College | College Road | Hertford Heath | Y | 0.006 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/0220/FP | Detailed permission not started | N | 04/04/2012 | 04/04/2015 | 59 Mount Pleasant | | Hertford Heath | Y | 0.156 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/1641/FP | Detailed permission not started | N | 29/02/2012 | 01/03/2015 | 279-280 Hertingfordbury Road | | Hertingfordbury | Y | 0.098 | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 3 | 3 | 3 | | | | | | | | 3 | | | | n/a |
| 3/12/1765/FP | Detailed permission not started | N | 05/12/2012 | 05/12/2015 | Hertingfordbury Park House | St Marys Lane | Hertingfordbury | Y | 0.520 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/10/1890/FP | Detailed permission not started | N | 17/08/2011 | 17/08/2014 | 232 Hertingfordbury Road | | Hertingfordbury | Y | 0.240 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/10/0211/FP | Development in progress | N | 13/05/2010 | 13/05/2013 | Surrounded | Coveys Lane | High Wych | Y | 0.413 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/10/1386/FP | Detailed permission not started | N | 04/10/2010 | 04/10/2013 | Actons Farm | Actons Lane | High Wych | N | 0.299 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/1687/FP | Detailed permission not started | N | 16/11/2011 | 16/11/2014 | The Bungalow 1 & 2 Hallway | High Wych Road | High Wych | Y | 0.160 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/06/1094/FP | Development in progress | N | 27/07/2006 | 27/07/2009 | House Cottages | Stanstead Road | Hunsdon | Y | 0.149 | 2 | 2 | 0 | 1 | 2 | -1 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/0972/FP | Development in progress | N | 08/09/2011 | 08/09/2014 | Four Acres | New Road | Little Hadham | Y | 0.405 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/1678/FP | Detailed permission not started | N | 16/11/2011 | 16/11/2014 | Church Hall | Chapel Lane | Little Hadham | Y | 0.020 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/09/1914/FP | Detailed permission not started | N | 04/11/2010 | 04/11/2013 | Hazeldene | Albury Road | Little Hadham | Y | 0.268 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/12/0397/FP | Detailed permission not started | N | 16/01/2013 | 16/01/2016 | Florence Cottage | The Ford | Little Hadham | Y | 0.350 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/08/1299/FP | Development in progress | N | 10/09/2008 | 10/09/2011 | Former Estate Office | Albury Hall | Little Hadham & Church End | Y | 0.287 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | 2 | | | | | | | | 2 | | | | n/a |
| 3/11/1535/FP | Development in progress | N | 05/01/2012 | 05/01/2015 | Rectory Farm | Langley Lane | Meesden | Y | 0.180 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1189/FP | Development in progress | N | 06/09/2012 | 06/09/2015 | Brands Farm | | Much Hadham | N | 0.410 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/08/1433/FP | Development in progress | N | 26/11/2008 | 26/11/2011 | The Cart Shed | Brockholds Farm | Old Hall Green | N | 0.143 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/10/2123/FP | Development in progress | N | 15/06/2011 | 15/06/2014 | R/O 28 High Street | | Puckeridge | N | 0.060 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | 2 | | | | | | | | 2 | | | | n/a |
| 3/09/2046/FP | Development in progress | N | 10/03/2010 | 10/03/2013 | 122 Cambridge Road | | Sawbridgeworth | Y | 0.057 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | 2 | | | | | | | | 2 | | | | n/a |
| 3/07/1409/FP | Development in progress | N | 03/09/2007 | 03/09/2010 | Adj. 61 Springhall Road | | Sawbridgeworth | Y | 0.087 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/10/0783/FP | Development in progress | N | 15/07/2010 | 15/07/2013 | Adj. 12 The Forebury | | Sawbridgeworth | N | 0.032 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/1075/FP | Development in progress | N | 10/08/2011 | 10/08/2014 | Adj. 70 Elmwood | | Sawbridgeworth | N | 0.015 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |
| 3/07/2401/FP | Development in progress | N | 16/01/2008 | 16/01/2011 | 61 Springhall Road | | Sawbridgeworth | Y | 0.033 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | 1 | 1 | | | | | | | | 1 | | | | n/a |

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | |
|--------------------------|--------------------------------------|----------|---------------|------------|---------------------------------------|--------------------|-----------------|------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|-------------------|-------------------------|-----------|----------|------------|----------|-----|
| 3/11/0285/FP | Detailed permission not started | N | 18/04/2011 | 18/04/2014 | Cambridge Road Garage | 122 Cambridge Road | Sawbridgeworth | Y | 0.084 | 4 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 4 | 4 | | 4 | | | | | | | 4 | | | | n/a |
| 3/11/1060/FP | Detailed permission not started | N | 10/08/2011 | 10/08/2014 | 5 Forelands Place | | Sawbridgeworth | Y | 0.022 | 3 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 3 | 3 | | 3 | | | | | | | 3 | | | | n/a |
| 3/12/0016/FP | Detailed permission not started | N | 12/03/2012 | 12/03/2015 | The Good Intent | 16 Station Road | Sawbridgeworth | Y | 0.014 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1287/FP | Detailed permission not started | N | 25/09/2012 | 25/09/2015 | Valentines | 3 Bakers Walk | Sawbridgeworth | Y | 0.007 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1543/FP | Detailed permission not started | N | 22/11/2012 | 22/11/2015 | Adj. 94 Station Road | | Sawbridgeworth | N | 0.024 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/0952/FP | Detailed permission not started | N | 25/07/2012 | 25/07/2015 | 18 Church Walk | | Sawbridgeworth | Y | 0.038 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/10/1631/ON | Outline permission (known details) | N | 03/11/2010 | 03/11/2013 | R/O 59 West Road | | Sawbridgeworth | N | 0.035 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | | 1 | | | | | | | 1 | | | | n/a |
| 3/12/1154/FP | Detailed permission not started | N | 31/08/2012 | 31/08/2015 | High Field | Hadham Road | Standon | Y | 0.043 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1345/FP | Detailed permission not started | N | 03/10/2012 | 03/10/2015 | R/O 20 High Street | | Standon | N | 0.038 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/10/1583/OP | Outline permission (known details) | N | 13/01/2012 | 13/01/2015 | Former Cock Public House | Gunns Road | Stocking Pelham | Y | 0.270 | 2 | 1 | 1 | 0 | 1 | -1 | 2 | 0 | 2 | 2 | | 2 | | | | | | | 2 | | | | n/a |
| 3/11/2067/FP | Development in progress | N | 02/03/2012 | 02/03/2015 | Adj. 10 School Lane | | Tewin | N | 0.043 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | | 1 | | | | n/a |
| 3/10/1785/FP | Detailed permission not started | N | 02/12/2010 | 02/12/2013 | 41 & 41A Upper Green Road | | Tewin | Y | 0.232 | 3 | 1 | 2 | 0 | 0 | 3 | 1 | 2 | 2 | | -1 | 3 | | | | | | | 2 | | | | n/a |
| 3/10/1647/FP | Detailed permission not started | N | 22/11/2010 | 22/11/2013 | 74 Upper Green Road | | Tewin | N | 0.203 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/0038/FP | Detailed permission not started | N | 21/09/2012 | 21/09/2015 | Land at Rose And Crown | Upper Green Road | Tewin | Y | 0.060 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1722/FN | Detailed permission not started | N | 22/02/2013 | 22/02/2016 | Adj. 49 Upper Green | | Tewin | N | 0.090 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/10/0556/FP | Detailed permission not started | N | 02/06/2010 | 02/06/2013 | Robins | Tewin Close | Tewin | Y | 0.166 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/11/1605/FP | Development in progress | N | 08/11/2011 | 08/11/2014 | East Barn and Stables, Throcking Hall | Throcking Lane | Throcking | N | 0.237 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | | | | | | | | | 1 | | | | n/a |
| 3/10/0765/FP | Detailed permission not started | N | 25/08/2010 | 25/08/2013 | Broadfield Hall | Broadfield | Throcking | Y | 1.001 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/10/1889/FP | Detailed permission not started | N | 10/03/2011 | 10/03/2014 | Suncrest | | Throcking | Y | 0.189 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/11/0545/FP | Detailed permission not started | N | 24/05/2011 | 24/05/2014 | Rennesley Farm | Anchor Lane | Wadesmill | N | 0.040 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/10/0044/FP | Detailed permission not started | N | 01/04/2010 | 01/04/2013 | 82 High Street | | Walkern | Y | 0.325 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | | 2 | | | | | | | | 2 | | | | n/a |
| 3/11/0241/FP | Detailed permission not started | N | 03/05/2011 | 03/05/2014 | 29 Moors Ley | | Walkern | N | 0.032 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/0316/FP | Detailed permission not started | N | 01/11/2011 | 01/11/2014 | R/O The Robin Hood PH | 63 High Street | Walkern | Y | 0.039 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/06/0110/FP | Development in progress | N | 04/05/2006 | 04/05/2009 | 22 Baldock Street | | Ware | Y | 0.035 | 4 | 0 | 4 | 3 | 0 | 3 | 1 | 0 | 1 | 1 | | | | | | | | | 1 | | | | n/a |
| 3/10/0600/FN | Development in progress | N | 27/05/2010 | 27/05/2013 | 65 New Road | | Ware | Y | 0.028 | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 3 | 3 | | | | | | | | | 3 | | | | n/a |
| 3/10/1036/FP | Development in progress | N | 04/08/2010 | 04/08/2013 | New Barn, Fanhams Grange | Fanhams Hall Road | Ware | Y | 0.019 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | | | | | | | | | 2 | | | | n/a |
| 3/11/0406/FP | Development in progress | N | 07/11/2011 | 07/11/2014 | Bridgefoot House | 2A Star Street | Ware | Y | 0.048 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | 2 | | | | | | | | | 2 | | | | n/a |
| 3/13/0141/FN | Detailed permission not started | N | 19/03/2013 | 19/03/2016 | The Green | Kings Hill | Ware | N | 0.218 | 4 | 0 | 4 | 0 | 0 | 4 | 0 | 4 | 4 | | | 4 | | | | | | | 4 | | | | n/a |
| 3/12/1444/FP | Detailed permission not started | N | 07/12/2012 | 07/12/2015 | Cumberland House | Crib Street | Ware | Y | 0.010 | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 3 | | 3 | | | | | | | | 3 | | | | n/a |
| 3/10/1817/FP | Detailed permission not started | N | 21/12/2010 | 21/12/2013 | 54 & 54B High Street | | Ware | Y | 0.009 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | | 2 | | | | | | | | 2 | | | | n/a |
| 3/12/1144/FP | Detailed permission not started | N | 30/08/2012 | 30/08/2015 | Fox Talbot House | 2 Amwell End | Ware | Y | 0.040 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 2 | | 2 | | | | | | | | 2 | | | | n/a |
| 3/10/1837/FP | Detailed permission not started | N | 09/12/2010 | 09/12/2013 | R/O 22 Myddleton Road | | Ware | N | 0.025 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/0652/FN | Detailed permission not started | N | 13/07/2011 | 13/07/2014 | 31A & 33 Amwell End | | Ware | Y | 0.023 | 5 | 4 | 1 | 0 | 0 | 5 | 4 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/0195/FP | Detailed permission not started | N | 23/03/2012 | 23/03/2015 | 16 Baldock Street | | Ware | Y | 0.008 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/0855/FP | Detailed permission not started | N | 19/07/2012 | 19/07/2015 | 3 Amwell End | | Ware | Y | 0.008 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1164/FP | Detailed permission not started | N | 07/09/2012 | 07/09/2015 | 49 Heath Drive | | Ware | Y | 0.040 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/12/1928/FP | Detailed permission not started | N | 07/01/2013 | 07/01/2016 | Land at Deerfield Close | | Ware | N | 0.030 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |
| 3/11/0332/FP | Detailed permission not started | N | 20/04/2011 | 20/04/2014 | 56 Hoe Lane | | Ware | Y | 0.136 | 1 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | | -1 | 1 | | | | | | | 0 | | | | n/a |
| 3/12/1140/FP | Detailed permission not started | N | 12/09/2012 | 12/09/2015 | Adj. 99 High Street | | Watton-at-Stone | N | 0.100 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | | 1 | | | | n/a |

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | |
|--------------------------|--------------------------------------|----------|---------------|------------|-------------------|---------------|----------------|------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|-------------------|-------------------------|-----------|----------|------------|----------|-----|
| 3/13/0028/FP | Detailed permission not started | N | 12/03/2013 | 12/03/2016 | The Red Lodge | Pigs Green | Westland Green | Y | 0.197 | 1 | 1 | 0 | 0 | 1 | -1 | 1 | 0 | 1 | 0 | 1 | | | | | | | 1 | | | | | n/a |
| 3/11/1559/FP | Development in progress | N | 01/02/2012 | 01/02/2015 | The Manor House | Aspenden Road | Westmill | Y | 1.040 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | | 1 | | | | | | | | 1 | | | | | n/a |
| 3/10/0447/FP | Detailed permission not started | N | 05/05/2010 | 05/05/2013 | Knights Hill Farm | | Westmill | N | 0.982 | 4 | 0 | 4 | 0 | 0 | 4 | 0 | 4 | 4 | | | 4 | | | | | | 4 | | | | | n/a |
| 3/12/2020/FP | Detailed permission not started | N | 24/01/2013 | 24/01/2016 | Westmill Bury | | Westmill | N | 0.160 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a |
| 3/12/0115/FP | Detailed permission not started | N | 15/03/2012 | 15/03/2015 | 9 Bell Lane | | Widford | Y | 0.100 | 2 | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | | 1 | | | | | | | 1 | | | | | n/a |

Loss

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------|---------------------------------|---|------------|------------|------------------------------|-------------|--------------------|---|-------|---|---|----|---|---|---|---|----|---|----|--|--|--|--|--|--|--|--|--|--|--|--|----|-----|
| 3/10/0771/FP | Detailed permission not started | N | 18/06/2010 | 18/06/2013 | Yew Tree Cottage | Anstey Road | Anstey | Y | 0.736 | 0 | 1 | -1 | 0 | 0 | 0 | 1 | -1 | 0 | -1 | | | | | | | | | | | | | -1 | n/a |
| 3/12/0598/FP | Detailed permission not started | N | 14/03/2013 | 14/03/2016 | 5-7 Kingsbridge Road | | Bishop's Stortford | Y | 0.110 | 1 | 2 | -1 | 0 | 0 | 1 | 2 | -1 | 0 | -1 | | | | | | | | | | | | | -1 | n/a |
| 3/13/0037/FP | Detailed permission not started | N | 26/03/2013 | 26/03/2016 | 2-4 Rhodes Avenue | | Bishop's Stortford | Y | 0.030 | 2 | 3 | -1 | 0 | 0 | 2 | 3 | -1 | 0 | -1 | | | | | | | | | | | | | -1 | n/a |
| 3/12/2103/FP | Detailed permission not started | N | 06/02/2013 | 06/02/2016 | Lowgate Farm | Lowgate End | Dane End | Y | 0.190 | 1 | 2 | -1 | 0 | 0 | 1 | 2 | -1 | 0 | -1 | | | | | | | | | | | | | -1 | n/a |
| 3/11/1174/FP | Detailed permission not started | N | 09/11/2011 | 09/11/2014 | The Cottage, Sayesbury Manor | Bell Street | Sawbridgeworth | Y | 0.035 | 0 | 1 | -1 | 0 | 0 | 0 | 1 | -1 | 0 | -1 | | | | | | | | | | | | | -1 | n/a |

Residual allocated sites (Currently allocated and sites submitted LDF/DPD)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------|---|--|--|------------------------|--------------------------|--------------------|--|-------|-----|---|-----|---|---|---|-----|---|-----|----|--|--|--|----|--|--|-----|--|-----|--|--|--|--|--|
| | Allocated site | Y | | | Goods Yard | London Road | Bishop's Stortford | | 4.546 | 200 | 0 | 200 | 0 | 0 | 0 | 200 | 0 | 200 | 0 | | | | | | | 200 | | 200 | | | | | Not expected to come forward for development in next 5 years. Removed from land supply calculation. |
| | Allocated site | Y | | | Hadham Road | | Bishop's Stortford | | 4.482 | 250 | 0 | 250 | 0 | 0 | 0 | 250 | 0 | 250 | 0 | | | | | | | 250 | | 250 | | | | | Not expected to come forward for development in next 5 years. Removed from land supply calculation. |
| | Allocated site | Y | | | Mill Site | Dane Street/Station Road | Bishop's Stortford | | 0.840 | 100 | 0 | 100 | 0 | 0 | 0 | 100 | 0 | 100 | 0 | | | | | | | | | 100 | | | | | Not expected to come forward for development in next 15 years. Removed from land supply calculation. |
| | Allocated site | Y | | | Apton Road Car Park | | Bishop's Stortford | | 0.244 | 16 | 0 | 16 | 0 | 0 | 0 | 16 | 0 | 16 | 0 | | | | | | | | | 16 | | | | | Not expected to come forward for development within next 15 years. Removed from land supply calculation. |
| | Allocated site | Y | | | Park Farm | | Buntingford | | 0.222 | 13 | 0 | 13 | 0 | 0 | 0 | 13 | 0 | 13 | 13 | | | | 13 | | | | | 13 | | | | | Expected to come forward within 5 year period. Site was allocated for 7 live work units in 2007 Local Plan. Granted permission for 13 dwellings subject to S106. |
| | Allocated site | Y | | | Land at Cambridge Road | Crofters | Sawbridgeworth | | 2.512 | 80 | 0 | 80 | 0 | 0 | 0 | 80 | 0 | 80 | 0 | | | | | | | 80 | | 80 | | | | | Not expected to come forward for development in next 5 years. Removed from land supply calculation. |

Informally Identified (may not be politically accepted or site specific)

Site where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------|---|---|--|--|--------------------------|------------------|------------|---|-------|-----|---|-----|---|---|---|-----|---|-----|-----|--|----|----|----|--|--|--|--|----|-----|-----|-----|---|---|
| 3/10/1147/FN | Full permission subject to S106 agreement | Y | | | Land Off Marshgate Drive | | Hertford | Y | 0.873 | 182 | 0 | 182 | 0 | 0 | 0 | 182 | 0 | 182 | 182 | | 91 | 91 | | | | | | | 182 | Yes | Yes | Yes | Not expected to come forward for development in next 5 years. Removed from land supply calculation. S106 agreement signed 24/07/2013. |
| 3/11/1616/FP | Full permission subject to S106 agreement | Y | | | 306-310 Ware Road | | Hertford | N | 0.65 | 14 | 1 | 13 | 0 | 0 | 0 | 14 | 1 | 13 | 13 | | | | 13 | | | | | 13 | Yes | Yes | Yes | Expected to come forward within 5 year period. | |
| 3/10/1522/FP | Full permission subject to S106 agreement | Y | | | Wallace Land | Buntingford Road | Puckeridge | N | 1.540 | 58 | 0 | 58 | 0 | 0 | 0 | 58 | 0 | 58 | 58 | | 29 | 29 | | | | | | 58 | Yes | Yes | Yes | Expected to come forward within 5 year period. S106 variation granted 27/08/2013. | |

Contingent sites (strategic sites described in RSS, other sites not included above but identified in SLAA/Urban capacity study, e.g. broad locations for growth)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------------------|---|--|--|---------------|--------------------------|--------------------|---|--|------|---|------|---|---|---|------|---|------|-----|--|--|--|-----|-----|-----|------|-----|------|-----|-----|--|--|
| | Long Term or Safeguarded Site | Y | | | Land To North | ASRs 1.4 (including SCA) | Bishop's Stortford | N | | 2200 | 0 | 2200 | 0 | 0 | 0 | 2200 | 0 | 2200 | 650 | | | | 100 | 250 | 300 | 1000 | 550 | 2200 | Yes | Yes | Yes | Expected to come forward within 5 year period. |
| | Long Term or Safeguarded Site | Y | | | Land To North | ASR 5 | Bishop's Stortford | N | | 400 | 0 | 400 | 0 | 0 | 0 | 400 | 0 | 400 | 100 | | | | | | 100 | 300 | 400 | Yes | Yes | Yes | Expected to come forward within 5 year period. | |

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | |
|--------------------------|--------------------------------------|----------|---------------|------------|--|-----------------|--------------------|------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|-------------------|-------------------------|-----------|----------|------------|--|---|
| | SLAA Site | | | | Works | Southmill Road | Bishop's Stortford | Y | 35 | 0 | 35 | 0 | 0 | 0 | 35 | 0 | 35 | 0 | | | | | | | 35 | | 35 | Yes | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | Oxford House | London Road | Bishop's Stortford | Y | 6 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 6 | 0 | | | | | | | 6 | | 6 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | Bishop's Stortford Delivery Office & Post Office | South Street | Bishop's Stortford | Y | 25 | 0 | 25 | 0 | 0 | 0 | 25 | 0 | 25 | 0 | | | | | | | 25 | | 25 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | 71-77 South Street | South Street | Bishop's Stortford | Y | 53 | 0 | 53 | 0 | 0 | 0 | 53 | 0 | 53 | 53 | | | | | | | | | 53 | Yes | Yes | Yes | Expected to come forward within 5 year period. | |
| | SLAA Site | | | | Former Fyle Wilson Site | Station Road | Bishop's Stortford | Y | 42 | 0 | 42 | 0 | 0 | 0 | 42 | 0 | 42 | 0 | | | | | | | 42 | | 42 | Yes | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | 110-114 South Street | South Street | Bishop's Stortford | Y | 24 | 0 | 24 | 0 | 0 | 0 | 24 | 0 | 24 | 0 | | | | | | | 24 | | 24 | Yes | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | Pearse House | Parsonage Lane | Bishop's Stortford | Y | 22 | 0 | 22 | 0 | 0 | 0 | 22 | 0 | 22 | 22 | | | | | | | | | 22 | Yes | Yes | Yes | Expected to come forward within 5 year period. | |
| | SLAA Site | | | | Sports Field associated with Birchwood High School | Parsonage Lane | Bishop's Stortford | N | 40 | 0 | 40 | 0 | 0 | 0 | 40 | 0 | 40 | 0 | | | | | | | 40 | | 40 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | National Grid Site/Norbury Woodyard | Mead Lane | Hertford | Y | 200 | 0 | 200 | 0 | 0 | 0 | 200 | 0 | 200 | 0 | | | | | | | 200 | | 200 | Yes | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | Hertford Fire Station & Fire Service HQ | Old London Road | Hertford | Y | 40 | 0 | 40 | 0 | 0 | 0 | 40 | 0 | 40 | 0 | | | | | | | | 40 | | 40 | No | Yes | Yes | Expected to come forward within 11-15 years. Not included in land supply calculation. |
| | SLAA Site | | | | West Street Allotments | West Street | Hertford | N | 10 | 0 | 10 | 0 | 0 | 0 | 10 | 0 | 10 | 0 | | | | | | | | 10 | | 10 | No | Yes | Yes | Expected to come forward within 11-15 years. Not included in land supply calculation. |
| | SLAA Site | | | | 30-34 and 33-41 Chambers Street | Chambers Street | Hertford | Y | 18 | 0 | 18 | 0 | 0 | 0 | 18 | 0 | 18 | 0 | | | | | | | 18 | | 18 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | Land at Braziers Field | | Hertford | N | 18 | 0 | 18 | 0 | 0 | 0 | 18 | 0 | 18 | 18 | | | | | | | | | 18 | Yes | Yes | Yes | Expected to come forward within 5 year period. | |
| | SLAA Site | | | | Hertford Delivery Office | Greencoates | Hertford | Y | 18 | 0 | 18 | 0 | 0 | 0 | 18 | 0 | 18 | 0 | | | | | | | 18 | | 18 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | Land to south of Mead Lane | Mead Lane | Hertford | Y | 100 | 0 | 100 | 0 | 0 | 0 | 100 | 0 | 100 | 0 | | | | | | | 100 | | 100 | Yes | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | Former Waters Garage | North Road | Hertford | Y | 14 | 0 | 14 | 0 | 0 | 0 | 14 | 0 | 14 | 14 | | | | | | | | | 14 | Yes | Yes | Yes | Expected to come forward within 5 year period. | |
| | SLAA Site | | | | Beesons Yard | Railway Street | Hertford | Y | 9 | 0 | 9 | 0 | 0 | 0 | 9 | 0 | 9 | 9 | | | | | | | | | 9 | Yes | Yes | Yes | Expected to come forward within 5 year period. | |
| | SLAA Site | | | | Elbert Wurlings | Hale Road | Hertford | Y | 10 | 0 | 10 | 0 | 0 | 0 | 10 | 0 | 10 | 10 | | | | | | | | | | 10 | Yes | Yes | Yes | Expected to come forward within 5 year period. |
| | SLAA Site | | | | Land to the rear of 4 Newports | Newports | Sawbridgeworth | N | 5 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 5 | 0 | | | | | | | 5 | | 5 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | Star Street (Co-op Depot) | Star Street | Ware | Y | 14 | 0 | 14 | 0 | 0 | 0 | 14 | 0 | 14 | 14 | | | | | | | | | 14 | No | Yes | Yes | Expected to come forward within 5 year period. | |
| | SLAA Site | | | | Rear of 39 High Street | High Street | Ware | Y | 6 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 6 | 0 | | | | | | | 6 | | 6 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |
| | SLAA Site | | | | London Road (adjacent to New River Court) | London Road | Ware | N | 6 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 6 | 6 | | | | | | | | | 6 | Yes | Yes | Yes | Expected to come forward within 5 year period. | |
| | SLAA Site | | | | The Sun & Harrow PH | 34 Fanhams Road | Ware | Y | 6 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 6 | 0 | | | | | | | 6 | | 6 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | |

| Planning Application Ref | Current Status of Permission or Site | LP Alloc | Decision Date | Lapse Date | Address | Town | PDL | Area | Gain Total | Loss Total | Total number of net dwellings proposed | Gain Complete | Loss Complete | Total number of net completions to date | Gain Outstanding | Loss Outstanding | Total residual number of dwellings under construction, permitted/allocated* | Number expected to be completed in Years 1-5 | 2013/14 current year | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2028/29 | Total Identified Supply | Available | Suitable | Achievable | Comments | | | | | |
|----------------------------------|--------------------------------------|----------|---------------|------------|--|----------------|---------------------------------|------|------------|------------|--|---------------|---------------|---|------------------|------------------|---|--|----------------------|---------|---------|---------|---------|---------|-------------------|-------------------|-------------------------|-----------|----------|------------|--|-----|--|--|--|--|
| | SLAA Site | | | | Land adjacent to 2 and R/O 2-10 The Roundings | Hertford Heath | N | | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | | | | 2 | | | | | 2 | Yes | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| | SLAA Site | | | | Land north of North Drive | North Drive | N | | 20 | 0 | 20 | 0 | 0 | 0 | 20 | 0 | 20 | 0 | | | | | | | 20 | | 20 | Yes | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | | | | | |
| | SLAA Site | | | | Land south of The Rectory | North Drive | N | | 25 | 0 | 25 | 0 | 0 | 0 | 25 | 0 | 25 | 0 | | | | | | | 25 | | 25 | No | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| | SLAA Site | | | | Land at 'The Bungalow' | North Drive | Y/N | | 7 | 0 | 7 | 0 | 0 | 0 | 7 | 0 | 7 | 7 | | | | 7 | | | | | 7 | Yes | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| | SLAA Site | | | | Land to the rear of 'The Bungalow' | North Drive | N | | 38 | 0 | 38 | 0 | 0 | 0 | 38 | 0 | 38 | 38 | | | | 19 | 19 | | | | 38 | Yes | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| | SLAA Site | | | | Land at Walnut Close | Walnut Close | N | | 3 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 3 | 3 | | | | 3 | | | | | 3 | Yes | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| | SLAA Site | | | | Tollsworth Way Caravan Site | Tollsworth Way | Puckeridge | Y | | 12 | 0 | 12 | 0 | 0 | 12 | 0 | 12 | 12 | | | | 12 | | | | | 12 | Yes | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| | SLAA Site | | | | The Wilderness (land between Hoddesdon Road & the New River) | Hoddesdon Road | Stanstead Abbots & St Margarets | N | | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 0 | | | | | | | 5 | | 5 | Yes | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | | | | | |
| | SLAA Site | | | | The Spinney | Hoddesdon Road | Stanstead Abbots & St Margarets | Y | | 12 | 0 | 12 | 0 | 0 | 12 | 0 | 12 | 0 | | | | | | | 12 | | 12 | No | Yes | Yes | Expected to come forward within 6-10 years. Not included in land supply calculation. | | | | | |
| | SLAA Site | | | | Land north of 16 Grass Warren | | Tewin | Y | | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 3 | | | | 3 | | | | | 3 | Yes | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| | SLAA Site | | | | Watton-at-Stone Depot | | Watton-at-Stone | Y | | 20 | 0 | 20 | 0 | 0 | 20 | 0 | 20 | 20 | | | | 20 | | | | | 20 | Yes | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| | SLAA Site | | | | Land at 22 Great Innings North | | Watton-at-Stone | Y | | 4 | 0 | 4 | 0 | 0 | 4 | 0 | 4 | 4 | | | | 4 | | | | | 4 | Yes | Yes | Yes | Expected to come forward within 5 year period. | | | | | |
| Windfall Allowance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residual 5 yr Windfall Allowance | | | | | | | | | | | | | | | | | | 270 | | | | | | | | | | | | | | | | | | |
| Windfall Allowance Years 6-15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 420 | 370 | | | | |
| Totals | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | 5972 | 345 | 20 | 325 | 5719 | 73 | 5646 | 2340 | 443 | 467 | 349 | 427 | 508 | 589 | | | | | | | | | | | | |