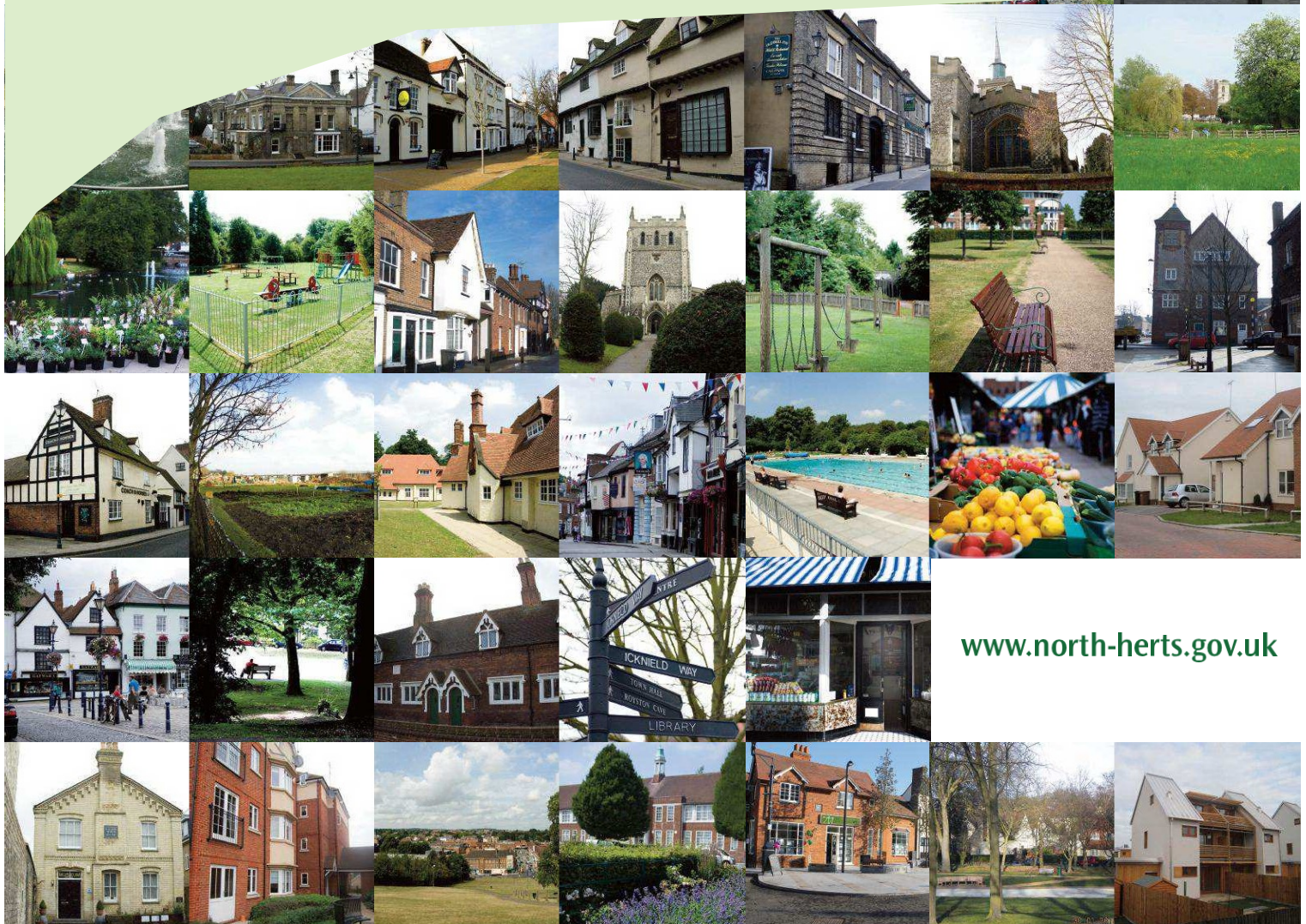




Annual Monitoring Report 2019 – 2020

Recording developments and other changes in North Hertfordshire and measuring the use of planning policies

Strategic Planning and Enterprise



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“Making North Hertfordshire a vibrant place to live, work and prosper”

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Note:

Annual monitoring reports are prepared on a financial year (April – March) basis. This Annual Monitoring Report covers the period 1 April 2019 to 31 March 2020. Information in this report is generally presented based on the situation as at the last day of the monitoring period (but may have been collected or released after the period). Data released since 31 March 2020 but which refers to (a point within) the monitoring period is included where relevant.

Covid-19

The World Health Organization declared the outbreak of Covid-19 a pandemic on the 11 March 2020. In March 2020, the Government issued a stay at home order which banned all non-essential travel and contact with people outside one's home, this also included shutting retail businesses, dining-in restaurants/cafes, pubs, gyms, hotels and places of worship. To help recovery during lock down, the Government has introduced the following measures to help the economy:

- Allowing temporary change of use to enable restaurants, cafes and drinking establishments to operate as takeaways came into force Tuesday 24th March 2020.
- Planning permissions granted in England normally expire after three years unless on the site has commenced. Due to the restrictions of the lock down preventing development taking place, the Government has granted automatic extensions on planning permissions which are due to expire between 23 March 2020 to 31 December 2020 will now be extended to 1 May 2021.
- Pavement Licensing has been granted to allow businesses to serve food and drink to customers outside their premises without making a planning application.

Since 31 March 2020 the Government have issued further measures to help recover from Covid-19, these will be reported in the 2020-2021 Annual Monitoring Report. These include changes to the Use Classes Order. For the purposes of this report, the Use Classes in effect at 31 March 2020 are used and referred to. The Council is monitoring the impact Covid-19 will have on local economy such as housing and employment. Findings from the monitoring will also be included in the next AMR.

1. Introduction

- 1.1 Monitoring is an important part of the planning system. Keeping track of changes to the built and natural environment helps show how well our policies for the District are working. This report examines the direct effects of our policies by measuring the number of new homes built and identifying when the schemes that have been granted planning permission are expected to be delivered.
- 1.2 We also look at wider social, economic and environmental indicators which can be influenced by our Plan. This forms part of the ongoing environmental assessment of our policies.
- 1.3 During the monitoring period (1st April 2019 – 31st March 2020), our new Local Plan continued to proceed through the examination process. This monitoring report therefore generally reflects the new targets and policies in our emerging Plan. More information on the new Plan is included in the following sections of this report.
- 1.4 However, until the new Plan is adopted, the statutory Development Plan for North Hertfordshire continues to comprise the saved policies from the North Hertfordshire District Local Plan No. 2 with Alterations (DLP2a) along with relevant waste and minerals policies produced by Hertfordshire County Council.
- 1.5 Information for this Annual Monitoring Report (AMR) comes from a variety of sources. Some of the information has been collected through our own survey and monitoring work of housing and employment development in the District. This involves Officers carrying out a survey of sites which have planning permission for residential development or employment (B class uses), to see if the sites are under construction, completed or where no work has begun.
- 1.6 We also collect information on retail and town centre development in North Hertfordshire. In a similar way to housing and employment, planning permissions for retail (A uses) and assembly and leisure (D2) uses are monitored through site surveys.
- 1.7 Unless specifically referenced to state otherwise the data published in this report has been collected by North Hertfordshire District Council.

Content of the AMR

1.8 The AMR is effectively divided into two parts. The first part (chapters 1 to 4) reports on work the Council and others are doing to deliver new Plans and development in, and affecting, North Hertfordshire:

- Chapter 2 looks at the progress being made in the preparation of new Plans for the area.
- Chapter 3 examines how the district's current policies are being used.
- Chapter 4 sets out what activity has been carried out under the duty to co-operate.

1.9 The second part of the AMR (chapter 5 -6) reports on data about the district and how it has changed during the monitoring year. This AMR has been restructured to reflect the content of our emerging new Local Plan and will comment on the following, non-extensive list:

- Contextual data about the district.
- Changes to the housing stock.
- Employment developments.
- Changes affecting retail and other local facilities.
- Other developments affecting the wider environment.

2. Progress in preparation of new plans

2.1 The formal, anticipated timetable for preparing the Local Plan is known as the Local Development Scheme (LDS). This is a document we are required by the Government to produce. Our LDS was updated, approved and adopted by the Council in April 2017. This was prior to the submission of the new Local Plan to the Government for examination. At this time it was anticipated that the Plan would complete its examination and be adopted in 2018.

Progress on the Local Plan during 2019/20 monitoring year

2.2 Since 1st April 2019, the submitted Local Plan continues to progress. Below sets out a summary of its progression within the monitoring period.

2.3 A consultation on the Inspector's Main Modification was held between the 3 January 2019 to the 11 April 2019.

2.4 In July 2019, the Inspector wrote to the Council identifying a series of 'issues and reservations' with the Plan. This included a request for further information on the Government's 2016-based population and household projections which had been released shortly before the issuing of the Main Modifications.

2.5 The Inspector wrote a further letter to the Council in August 2019 confirming completion of his review and setting out a range of additional questions. In this letter, the Inspector confirmed additional hearing sessions will be necessary. The Council responded to the Inspector in September 2019 to confirm a timetable for the responses to his questions.

2.6 The Council provided a response to the Inspectors questions in November 2019 which provided information on Objectively Assessed Needs, Green Belt, East of Luton, West of Stevenage and proposed amendments to site allocations. The Council's response found additional modifications to the emerging Local Plan to be necessary which include a review of the retail strategy three years after adoption; a review of the plan every 5 years; to protect non-designated sites that have important habitats and species.

2.7 In January 2020, the Council submitted an updated 5 year land supply paper to the Inspector proposing an alteration the submitted approach to help meet the housing requirement. This approach is yet to be examined by the Inspector.

2.8 The Hearing Sessions were subsequently scheduled to take place between 16 March to 26 March and 7 to 8 April 2020. With the changing situation around coronavirus in March, the Inspector in close consultation with the Council decided that the Hearing Sessions should be

postponed until they could continue safely and that a new timetable would be issued.

- 2.9 Information on further developments since March 2020 can be found on the Council's website [here](#).
- 2.10 It can be seen that the examination of the Plan has taken longer than was anticipated in the LDS. The adoption of the Plan has therefore been delayed. The timetable for the Examination will be determined by the Inspector.

Statement of Community Involvement (SCI)

- 2.11 All local planning authorities must prepare a Statement of Community Involvement (SCI). This sets out how we will involve the community in preparing the Local Plan and in considering planning applications.
- 2.12 The current SCI was adopted in 2015. Consultation on the draft SCI was held on 12 February to 25 March 2020. Further information on SCI can be found on the Council's website [here](#).

3. Implementation of current policies

The Local Plan

- 3.1 Annual Monitoring Reports must report on which policies in the current Local Plan that are not being implemented and the reasons why. This is particularly important in light of the National Planning Policy Framework, which indicates:
- Firstly, that local policies should only be applied where they are broadly consistent with the NPPF and not 'out of date'; and
 - Secondly, that emerging policies in new Plans can be taken into account in planning decisions, becoming more important as they progress through the preparation and examination process.
- 3.2 Despite its age, the policies from the saved Local Plan still form the basis for determining planning applications. This is in accordance with legal requirements. However, the Council recognises that the District Plan is now more than twenty years old. Some of its targets and requirements are based upon the situation at the time it was written, rather than now.
- 3.3 The Council has not formally resolved that any particularly saved policies should no longer be implemented. However, we do take into account more recent factors and information when coming to decisions on individual planning applications. The progress of the

emerging, new Local Plan is taken into account in deciding how much weight can be given to its policies in determining planning applications. We also consider national policy and associated matters such as five-year housing supply (see Chapter 6).

Other policy guidance

- 3.4 Neighbourhood planning is an additional tier of the planning system introduced by the Localism Act 2011. Chapter 6 provides an update on neighbourhood planning.
- 3.5 A revised version of the National Planning Policy Framework (NPPF) was issued in July 2018 and amended in February 2019. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 3.6 On the 11 June 2019 the Council made a non-immediate Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 to safeguard key employment areas within the district by withdrawing permitted development rights that allow office or light industrial units to be converted into residential homes without planning permission. The Article 4 Direction came into force on 20 June 2020. From this date, planning permission is required from the Council for this type of development.
- 3.7 A review, authorised by the Council's Cabinet, of supplementary planning guidance and documents took place in the 2017-2018 monitoring year that both revoked and retained a number of documents. The review also outlined a broad programme for the updating and replacement of this guidance. Under this programme, the Council aims to consolidate the existing guidance into three updated Supplementary Planning Documents:
- Transport and Parking SPD
 - Design SPD
 - Developer Contributions SPD
- 3.8 Work has commenced on these SPDs. The draft Developer Contributions SPD consultation was held on 12 February to 25 March 2020. For more information on the Developer Contributions SPD please click [here](#).
- 3.9 The other SPDs remain subject to progress with the examination of the Local Plan. These will be complemented by Neighbourhood Plans and an updated suite of Town Centre Strategies.

Duty to co-operate

- 3.10 The Duty to Co-operate is a legal duty that requires local planning authorities and other bodies to work together towards achieving sustainable development. The National Planning Policy Framework (NPPF) 2019 contains a list of strategic issues which may require joint consideration under the Duty.
- 3.11 The Duty to Co-operate is an ongoing process. If an authority has not co-operated meaningfully when preparing its Local Plan, it may fail at examination. Failure to meet the Duty to Co-operate is not something which can be 'fixed' through the Examination process. If an authority does not meet the requirements of the Duty, the Plan will fail.
- 3.12 During 2019- 20, the Council continued to progress key issues with surrounding Councils and other agencies under the Duty.

North Hertfordshire Local Plan

- 3.13 The Local Plan examination considered the Council's compliance with the Duty to Co-operate in November 2017. The Inspector had not issued any findings by 31 March 2020. However, as a general rule, it is unusual for Examinations to be allowed to proceed beyond this initial point if there is considered to be fundamental issue with this key legal test.

Other authorities

- 3.14 Although the Local Plan Examination has assessed the Council's compliance with the Duty in relation to its own proposed Plan, the Duty remains a 'live' issue in relation to other relevant Plans that were under preparation during the Monitoring year, and will become a live issue again for any subsequent Local Plan produced for the District.
- 3.15 In this regard, activities conducted by the Council have included submission of representations to planning consultations of:
- Stevenage Borough Council Community Infrastructure Levy Draft Charging Schedule consultation
 - South Cambridgeshire joint Local Plan with Cambridge City
 - The Uttlesford Local Plan
 - Welwyn Hatfield Local Plan – Promoted Sites Consultation 2019
- 3.16 North Hertfordshire is working jointly with authorities from across the County and beyond to understand issues which may affect any future Local Plan reviews in the District. This includes consideration of approaches to long-term strategic planning and the collection of

developer contributions.

3.17 Outside of the formal Duty to Co-operate, the Council has also contributed to the following consultations:

- Aviation 2050: The Future of UK Aviation
- HCC Draft Developer Contributions Guide
- Hertfordshire Local Industrial Strategy

4. Contextual background

4.1 North Hertfordshire is a mainly rural district by land area, with the majority of the population residing in its four towns. It lies less than 40 miles from central London. North Hertfordshire has good transport links and is served by fast rail services to the north, London and Cambridge. The A1(M) and A10 run north-south through the district while the A505 provides for east-west movement. There is easy access to the A1(M) and the airports at Luton and Stansted. The M1 motorway also passes close to the district's western edge.

4.2 North Hertfordshire is characterised by a number of small to medium sized towns with a range of facilities and smaller settlements in open countryside. North Hertfordshire covers an area of 375 square kilometres.

4.3 The main towns are Hitchin, Letchworth Garden City, Baldock and Royston. Most of the Great Ashby estate on the edge of Stevenage lies in North Hertfordshire. There are also about 40 villages and hamlets. Of these settlements, 14 villages have been identified in the saved Local Plan as being able to accommodate some level of development: Ashwell, Barkway, Barley, Codicote, Holwell, Ickleford, Kimpton, Knebworth, Little Wymondley, Offley, Pirton, Sandon, Therfield and Whitwell.

Contextual Indicators

4.4 As with previous AMRs, this report includes some contextual indicators to provide a backdrop against which to consider the effects of policies and inform the interpretation of data. The contextual indicators show the wider social, economic and environmental circumstances in the district.

4.5 We have tried to show the most up to date information available in this section and, where possible, comparison with relevant areas.

4.6 The indicators fall within the following topic areas: demographic structure; socio-cultural issues; economy; environment; housing and built environment; transport and spatial

connectivity. The contextual indicators have been updated from last year where newer information has become available.

Demographic Structure

- 4.7 Mid-year population estimates are released annually by the Office for National Statistics (ONS).
- 4.8 The population of North Hertfordshire stood at 133,600 in 2019. It increased by an estimated 0.3% between 2018 and 2019. Overall Hertfordshire had a population increase of 0.42%.

Area	2014	2015	2016	2017	2018	2019	Increase or decrease 18-19(%)
Hertfordshire	1,154.8	1,166.3	1,176.7	1,180.9	1,184.4	1,189	0.42
North Hertfordshire	131.0	131.7	132.7	133.3	133.2	133.6	0.3

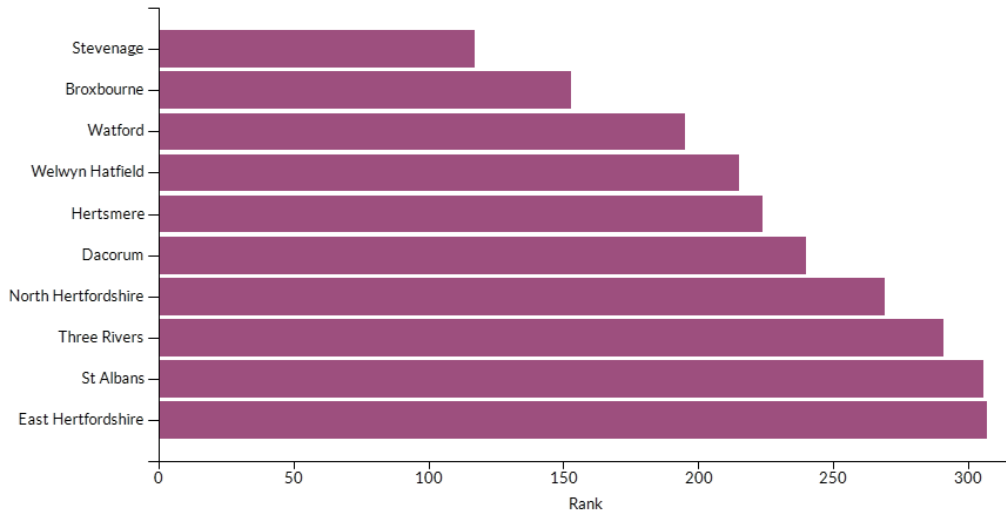
Source: Office for National Statistics (ONS) – Population in thousands

- 4.9 The latest data shows that approximately 17% of the District's population are aged 65 or over while almost a quarter (23%) are aged 19 or under.
- 4.10 The 2011 Census remains the most comprehensive source of information on detailed population characteristics such as ethnicity and health. No new data was released during the monitoring year and previous AMRs should be referred to for more information.

Socio-cultural issues

- 4.11 An updated Index of Multiple Deprivation (IMD) report was released in September 2019. The purpose of the IMD report is to provide a snapshot of the quality of living standards across the country. The IMD is a unique Government measure of relative deprivation at a small local area across England. The IMD broadly measures deprivation using the following seven different domains to capture a wide perspective of neighbourhood deprivation: income, employment, education, health, crime, barriers to housing and living environment.
- 4.12 North Hertfordshire's IMD average rank of 269 out of 317 has placed the district as the 4th least deprived area in Hertfordshire. The graph below conveys the average IMD ranks of other districts within Hertfordshire:

How North Hertfordshire ranks across the Hertfordshire Districts for IMD - Rank of average rank (Districts)



Source: MHCLG, 2019

4.13 The latest report has been produced using the same methodology as previous reports. Despite this, it is important to note that there have been changes to some of the domain specifications. For example, the eligibility criteria for some of the benefits used to measure income deprivation and employment deprivation have changed through national legislation. Therefore, it is difficult to make an absolute comparison of the figures between the IMD report 2015 and the 2019 report. On this basis, the table below is listed to purely identify North Hertfordshire’s position since the IMD report in 2015.

Domain	2015 ranks (1 being the most deprived)	2019 ranks (1 being the most deprived)
Average IMD rank	271	269
Income deprivation	235	239
Employment deprivation	251	244
Education deprivation	264	261
Health deprivation	247	258
Crime deprivation	254	208
Barriers to Housing deprivation	171	158
Living environment deprivation	239	257

4.14 The IMD 2019 results show that North Hertfordshire’s lowest domain rank (most deprived) was Barriers to Housing and Services. This domain measures how easily residents can access housing by monitoring any physical or financial barriers. The government divides these indicators into two sub-domains: ‘geographical barriers,’ which refer to the closeness

and convenience of local services, and 'wider barriers' which includes issues of affordability. North Hertfordshire's rank of 158 out of 317 demonstrates that the district is considered relatively un-deprived compared to the ranks of neighbouring districts Stevenage, which scored 68 and Welwyn/Hatfield that scored an average of 57.

- 4.15 North Hertfordshire's highest scoring domain (least deprived) is Education, Skills and Training which scored 261 out of 317. This Domain measures the lack of attainment and skills in the local population. It looks at the attainment of qualifications in children and young people and the lack of qualifications of the local working age population.
- 4.16 In comparison to the whole country, North Hertfordshire is ranked 269 out of 326 (a score of 1 being the most deprived) and therefore it is considered to be relatively affluent compared to other local authority areas. The overall average rank for all of North Hertfordshire's small areas is 9,430.8 out of 32,844 (with 32,844 considered the most deprived) this demonstrates that overall North Hertfordshire is a healthy and safe place to live as deprivation is relatively low.

Employment

- 4.17 The unemployment benefit claimant count in North Hertfordshire at March 2020 was 1,425. This represented an increase of 260 people over twelve months from the March 2019 figure of 1,165. The table below shows the increasing trend in unemployment in North Hertfordshire. Whilst there was a small increase of 10.4% between the monitoring period 2016-2017 and 2017-2018, the following two monitoring periods demonstrate an average of approximately 22% increase of unemployment in the District.

Year	2017-2018	2018-2019	2019-2020
Unemployment benefit claimant count:	955	1,165	1,425
Increase of people:	90	190	260
Percentage increase:	10.4%	21.9%	22.3%

- 4.18 At December 2019, the number of claimants as a proportion of economically active residents aged 16+ is 83.9%, in the East the figure is 80.6% and 78.9% nationally.
- 4.19 The table below demonstrates that the majority of the district's working age population is qualified to at least NVQ 3 (A-Level) standard. However, the percentage of qualified to NVQ3 and NVQ4 level is slightly lower than the national average.

Qualification level	North Herts (numbers)	North Herts (%)	Great Britain (%)
NVQ4 and above	30,300	37.2	40.3
NVQ3 and above	47,200	57.9	58.5
NVQ2 and above	61,600	75.6	75.6
NVQ1 and above	73,000	89.7	85.6
Other qualifications	-	-	6.7
No qualifications	7,000	8.6	7.7

Source: ONS –Annual Population Survey January 2019 -December 2019

Economy

4.20 Major employers in the district include Altro, Johnson Matthey, North Hertfordshire District Council, Alliance Healthcare, Dorma, Sainsbury, Tesco, and Morrisons although the majority of businesses are very small in scale.

4.21 Economic output per head for jobs based in North Hertfordshire is much less than Hertfordshire, the East of England and the UK. This reflects the relatively rural nature of the district and the low intensity economic activities in this area. About half of North Hertfordshire’s resident workforce work outside the district.

4.22 The economic activity rate is the labour force as a proportion of the population. The rate of North Hertfordshire economic activity is higher than those of the UK and higher than Stevenage and the East of England.

Year	North Herts	Stevenage	Hertfordshire	East of England	UK
2011/12	80.7	78.5	80.3	79.5	76.3
2012/13	81.4	83.1	82.2	79.8	76.9
2013/14	81.8	82.4	81.3	80.2	77.2
2014/15	81.9	80.3	81.5	80.0	77.4
2015/16	86.9	80.5	82.8	80.2	77.8
2016/17	87.9	78.3	81.8	80.3	78.0
2018/19	80.6	82.4	81.1	81.2	78.7
2019/20	83.9	83.1	82.0	80.6	78.9

Source: ONS Annual Population Survey -Economic Activity Rate

4.23 The residence-based average earnings are higher than Stevenage, and significantly higher than the county average. For workplace-based rates, Stevenage has slightly higher wage rates than North Herts.

4.24 This suggests that Stevenage employers are paying higher wages than those in North Herts, but that many economically active people in North Herts are commuting to high paid jobs outside the district, such as London.

Area	Residence based (£)	Workplace based (£)
UK	587	586.5
East of England	610.4	581
Hertfordshire	670.8	617
North Herts	728	587
Stevenage	557.5	620.5

Source: ONS. Gross average weekly full time earnings (£) (2019)

- 4.25 There is evidence to suggest that North Hertfordshire has been increasing the number of jobs available in the district. ONS's Annual Business Inquiry suggests 7,000 more jobs were added between 2013 and 2018.

Year	North Herts jobs	Herts jobs
2018	63,000	751,000
2017	60,000	725,000
2016	61,000	690,000
2015	60,000	670,000
2014	60,000	653,000
2013	56,000	624,000

Source: ONS. Jobs Density (2018)

Environment & Biodiversity

- 4.26 Green Belt accounts for approximately 38% of the district's land area. The area designated as green belt has remained unchanged as this can only be altered through a review of the Local Plan.
- 4.27 Part of the Chilterns Area of Outstanding Natural Beauty (AONB) is within North Hertfordshire. The Chilterns AONB covers 833km², of which 23km² is in the north-west of North Hertfordshire.

Housing and Built Environment

- 4.28 The 2011 Census remains the most comprehensive source of data on home ownership and housing tenure. This information has been reported in previous AMRs.
- 4.29 An issue of concern in the district is housing affordability. The Ministry of Housing, Communities and Local Government (CLG) maintain data on house price to income ratios.
- 4.30 The ratio average house prices to average earnings is used to measure housing affordability. In 2013, house prices were more than eight times than the respective incomes at both the lower quartile (i.e. entry level) and median levels. Affordability ratios have continued to rise. It is particularly concerning that entry-level affordability appears to be deteriorating at a faster rate than median values.

4.31 Nationally, both lower quartile and median house prices are around seven times the respective incomes. This confirms that housing in North Hertfordshire is less affordable than the national average.

Year	Lower quartile price / income ratio	Median price / income ratio
2013	8.57	8.29
2014	9.74	8.71
2015	10.32	9.41
2017	9.78	9.66
2018	12.42	11.01
2019	11.09	10.21

Source: ONS House Price (existing dwellings) to workplace-based earnings ratio. (29 March 20)

4.32 The median house price to income ratio is used to inform the 5 year land supply requirement. The impact of having a higher house prices to the income means that our housing requirement is increased to meet local housing needs.

5. Monitoring Local Plan Strategic Policies

SP1 – Sustainable development in North Hertfordshire

5.1 With the intention of supporting the principles of sustainable development within North Hertfordshire, North Hertfordshire District Council will support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of the Local Plan.

	2016-17	2017-18	2018 - 19	2019-20
Neighbourhood Area Applications	2	0	0	1
Neighbourhood Area Designations	2	1	0	0
Pre-submission consultation	2	1	1	2
Submission of neighbourhood Plan and supporting documents to NHDC	2	0	2	1
Post-submission consultation	1	1	2	2
Appointment of Examiner and Independent Examination	0	1	1	1
Examiners Report	0	1	1	1
“Making” of the Neighbourhood Plan	0	0	1	1

5.2 Overall there are 13 designated Neighbourhood Areas in the District for Ashwell, Baldock, Bygrave and Clothall, Barkway and Nuthampstead, Codicote, Ickleford, Kimpton, Knebworth, Pirton, Preston, Rushden and Wallington, St Ippolyts, St Paul’s Walden, Wymondley.

- 5.3 There was one neighbourhood area application submitted to the Council within the monitoring period for Rushden and Wallington. Their consultation took place between February to March 2020. The application was approved just outside of the monitoring period on 4 April 2020.
- 5.4 Other parishes are making progress towards a neighbourhood plan. The pre-submission consultation for the draft Baldock, Bygrave and Clothall Neighbourhood Plan was held between May and September 2019. The pre-submission consultation for Knebworth's neighbourhood plan started within the monitoring period in March 2020 and ended in May 2020.
- 5.5 Baldock, Bygrave and Clothall submitted their neighbourhood plan and supporting documents to the Council and had their post-submission consultation between February and March 2020.
- 5.6 At March 2020, there were two 'made' Neighbourhood Plans for Pirton and Wymondley. Within this monitoring year there has been one 'made' neighbourhood plan for Wymondley which was 'made' on 26 September 2019 and is now part of the statutory development plan.
- 5.7 Following the referendum in March 2020 for Preston Parish Neighbourhood plan, this plan was 'made' very close to the end of the monitoring period, on 3 April 2020 and now is part of the statutory development plan.
- 5.8 There are no specific targets set in the Local Plan against which the performance of SP1 can be monitored due to the significant influence that external factors beyond the Council's control can have on making a neighbourhood plan.
- 5.9 National legislation dictates that the local planning authority must support neighbourhood plan preparation. North Hertfordshire District Council will make decisions at key stages of the process and will organise the independent examination of the plan as well as the community referendum that is held at the end of the process.

SP2 – Settlement Hierarchy and Spatial Distribution

- 5.10 Policy SP2 defines the District's proposed settlement hierarchy and spatial distribution. The submitted plan makes provision for at least 15,950 homes in North Hertfordshire with 80% of housing development to be located within the adjusted settlement boundaries of Baldock, Hitchin, Letchworth Garden City, Luton, Royston and Stevenage (including Great Ashby). The proposed Main Modification MM010 to Policy SP2 sets out the settlement hierarchy which anticipates the scale of growth in each village. This modification identifies that a further 11% (approximately) of housing development should be delivered in five villages identified

for growth; Barkway, Codicote, Ickleford, Knebworth and Little Wymondley.

- 5.11 In 2019-20 the distribution of housing completions has been broadly aligned with the desired distribution that is laid out in the Local Plan. It is expected that the distribution of housing will continue throughout the plan period once the plan is adopted and subject to the removal of proposed greenfield housing allocations from the Green Belt. We will report the cumulative amount of development in these locations in future reports once the targets and distribution have been confirmed at the close of the Examination.

	2019 – 20	Percentage (%)	Target (100)
Total net residential completions	318	100	100
Net residential completions in towns (or the adjusted settlement boundary)	215	68	80
Net residential completions within villages identified for growth	31	10	11
Net residential completions elsewhere in the district	72	22	9

- 5.12 In previous monitoring reports that have been published by NHDC, net housing developments have been recorded on a parish by parish basis. The most recent figures are added below.

Parish	2016-17	2017-18	2018-19	2019-20
Ashwell	18	2	6	1
Baldock	11	67		8
Barkway	11	6	2	19
Barley	-1		1	2
Bygrave			-1	-1
Codicote	22	12	5	17
Graveley	2	3		3
Hexton	1			0
Hitchin	36	132	94	111
Hinxworth			1	-1
Holwell	3			3
Ickleford	3	-1	25	7
Kelshall				0
Kimpton	31	1	4	5
Knebworth	46	2	1	2
Langley	-1	7	0	0
Letchworth	110	-3	26	15
Lilley	0	2		0
Newnham			3	0
Offley	34			0
Offley (Cockernhoe)	1			0
Pirton		4	5	36
Preston	1	0	-1	6
Reed			12	1
Royston	192	24	23	82
Rushden		1		1
Sandon		1		0
St Ippolyts	13	13	1	-1
St. Paul's Walden		2	1	0
Therfield	2	1	11	0

Weston	2	2	1	0
Wymondley	2	3	0	2
Total	539	281	220	318

SP3 - Employment

- 5.13 The Council seeks to encourage economic growth and build on the District's strengths by supporting new and existing businesses. The emerging Plan allocates employment land to meet the need of the Functional Economic Market Area as well as safeguarding employment areas within the District's main settlements to enhance and protect their employment potential. North Hertfordshire District Council intends to support the expansion of the knowledge-based economy in the District.
- 5.14 In response to the Covid-19 pandemic the Government announced from the 1 September there are three new use classes. These will be discussed in the next Annual Monitoring Report as the changes in regulations fall into the next financial year. Instead, this report will refer to the use class order that was used on the 31 March 2020.
- 5.15 In the planning terms, employment land refers to 'B-class' uses¹ and includes:
- B1(a) – offices
 - B1(b) – research and development
 - B1(c) – light industry
 - B2 – general industry; and
 - B8 – storage and distribution
- 5.16 Where the sub-type of B1 uses (e.g. B1(a), B1(b), B1(c)) are not recorded on the application, the relevant permission(s) or completion(s) are recorded as B1.

District wide employment provision

- 5.17 It is important to monitor the gains and losses of B1-B8 floorspace to determine if there is sufficient stock of employment land to meet local needs and an appropriate balance of uses across the District. The floorspace figures are taken from planning application forms and are gross external floorspace. We have used a ratio to estimate the gross internal floorspace as this is not collected. Also included are the jobs lost / created based on employment densities from the Employment Densities Guide (November 2015) published by the government. For the purposes of calculating jobs created/lost by changes in floorspace, it has been assumed

¹ As defined in the Town and Country Planning (Use Classes) Order (1987) (as amended) on March 2020.

that, where applicable, net internal area (NIA) is 85% of gross external area.

Types of Uses	Gain (m ²)	Gain %Previously Developed Land	Loss (m ²)	Loss % Previously Developed Land	Net (m ²)	Jobs Estimate
B1	655	100%	0	0	655	23
B1(a)	2653	100%	2064	100%	589	42
B1(b)	0	0	0	0	0	0
B1(c)	0	0	1381	100%	-1381	-25
B2	1416	100%	5501	100%	-4085	-96
B8	3085	100%	84	100%	3001	33
Complete Total	7809		9030		-1876	-23

- 5.18 The 655m² B1 gain is from a change of use development of barn turning into a home office at Wymondley Hall Farm, Priory Lane, Little Wymondley.
- 5.19 The B1(a) use class gain is from the erection of new offices and change of use conversions. In the monitoring period, new office buildings were built in Preston Road, Gosmore and Fairclough Hall Farm in Halls Green. The change of use from education to office at the Goldsmith Centre, in Letchworth provided 1628m² office floorspace. The B1(a) loss of floorspace in the monitoring period is from office to residential change of use. These include Station House in Knebworth which created a loss of 584m² floorspace and land to the South of Bendish Lane which created a loss of 445m² of office floorspace.
- 5.20 There has been no increase in B1(c) use class floorspace over the monitoring period. The biggest contribution to loss of B1(c) light industrial floorspace is from Unit 4, Icknield Way, Letchworth, which converted a printing workshop into a funeral parlour (Sui Generis) creating a loss of 863m².
- 5.21 The B2 use class gain is predominately from the change of use of a former HGV testing centre to storage facilities which provided 872 m² of industrial floorspace. The remaining B2 use gain is from smaller applications who have been granted a lawful certificate to use their land as industrial use. There has been a significant loss of B2 floorspace within the monitoring period. This is largely due to the demolition of general industrial units at 74 Icknield way, Baldock and 65 Bury Mead Road, Hitchin. In addition to this, loss has occurred from change of use schemes at 35 Wilbury Way, Hitchin which converted to a car showroom and BOC Ltd, Dunhams Lane, Letchworth Garden City which converted to a storage facility.
- 5.22 The floorspace gain from B8 use class is predominately from a change of use development of BOC Ltd in Letchworth which provides 1559 m² floorspace for storage and distribution of

construction machinery. There has been little loss of B8 floorspace within the monitoring period, this is due to a change of use from an office to a Dental Practice in Bancroft, Hitchin.

Employment provision in designated areas (Policy ETC3)

5.23 Employment floorspace completions within employment areas are as follows:

Employment type	Gain (m ²)	% of gross gains in designated areas	Loss (m ²)	Net (m ²)	Jobs
B1	-	-	-	-	-
B1(a)	-	-	313	-313	-22
B1(b)	-	-	-	-	-
B1(c)	-	-	863	-863	-16
B2	872	62%	1723	-851	-20
B8	-	-	-	-	-
Total	872	62%	2899	-2,027	-58

5.24 Monitoring data for this monitoring year shows that there has been a decrease in B1a, c and B2 in the designated employment areas. However, these are relatively low completion losses, which are predominantly due to the loss of storage and distribution uses (B8 use class) at 65 Bury Mead Lane and 35 Wilbury Way, Hitchin. 11% of B-class completions occurred in the key employment areas within the monitoring period.

5.25 While the current level of employment completions in employment areas is below the 90% target desired in the Local Plan this can be contributed to the relatively low level of completions and losses and employment allocation BA10 being designated as Green Belt land until the completion of the Examination and the Plan is adopted. Subject to its release from the Green Belt it is anticipated that the site will be permissioned and employment uses will be completed on this proposed new employment land. In addition to this, whilst permissions have been granted for employment development within allocated site RY10 in the Local Plan, these applications are yet to be implemented. This is evident in the employment land supply table below.

5.26 It is also noted that offices are identified in the NPPF as an appropriate use in town centres. Completions here do not count as being within designated employment areas but are consistent with national policy and sustainability principles. There was one major office completion in the town centre of Letchworth Garden City arising from the change of use of the Goldsmith Centre.

Employment land supply

5.27 Employment land supply means outstanding capacity of employment land. This includes planning permissions not yet implemented, and developments under construction but not completed.

Type of use	Gain (m ²)	Loss (m ²)	Net (m ²)	Jobs
B1 Permissions	677	-	677	24
B1(a) Permissions	3409	4254	-845	-60
B1(b) Permissions	965	1080	-115	-2
B1(c) Permissions	16375	-	16375	296
B2 Permissions	4464	1010	3454	82
B8 Permissions	5043	1554	3489	37
Total Permissions	30933	7898	23,035	377

5.28 The table above highlights that the largest element of future floorspace supply is B1 (c) use class. This is predominately from the erection of light industrial buildings in Royston Gateway. These two buildings will provide 14,360m². In addition to the increase of B1(c) use class, permission has also been granted to erect an industrial building (B2 use class) to provide 1007m² of floorspace and storage buildings (B8 use class) which will provide 1006m² floorspace.

5.29 The permission of 667m² gain of B1 floorspace is from a mix of small change of use applications in Letchworth, Offley and Radwell.

5.30 The overall figure for the B1(a) use class gains is from the permission of change of use developments and permission to erect new office buildings. The largest site permissioned for B1(a) use is the erection of a two storey building at the land in the corner of Pixmore Avenue, Letchworth will provide 1293m² office floorspace. The largest loss of B1(a) use class is the permission to demolish an office building in Lower Gower Road, Royston for the development of new residential homes. This will create a loss of 2125m² of floorspace.

5.31 The gain in B1(b) use class is predominately from the erection of a two storey building in Works Road, Letchworth and this will provide 780m² floorspace for a research institution. The only permission granted for loss of B1(b) floorspace is St Michaels House, Norton Way South, Letchworth Garden City which seeks to demolish a research centre for residential use.

5.32 The overall figure of loss of B2 general industrial and B8 storage floorspace is from a range of small applications across North Hertfordshire. These applications will demolish existing B2 and B8 units to turn into residential homes.

5.33 In order to fully monitor SP3 employment statistics for the District:

	2015 – 16	2016 – 17	2017 – 18	2018- 19	2019- 20
Total employee jobs	51,000	53,000	52,000	47,600	65,800
Full-time employee jobs	34,000	35,000	34,000	36,400	51,600
Part-time employee jobs	17,000	18,000	18,000	11,200	14,200
Job density	0.73	0.75	0.73	0.78	-
Job density (East of England)	0.81	0.83	0.85	0.86	-
Professional, Scientific And Technical Activities (%)	7.8	8.5	9.6	-	-
Professional, Scientific And Technical Activities (%) (North Herts)	8.5	8.7	9.3	-	-

Source: Nomis local area labour force survey

SP4 – Town Centres, Local Centres and Community Shops

5.34 The Council will make provision for an appropriate range of retail facilities across North Hertfordshire and will protect the vitality and viability of all centres.

5.35 The proposed retail hierarchy for North Hertfordshire in the new Local Plan is as follows:

- Town centres: Baldock, Hitchin, Letchworth Garden City and Royston;
- Existing local centres:
- Village centres at Ashwell, Codicote and Knebworth;
- Seven centres in Hitchin;
- Two centres in Letchworth Garden City; and
- The centre at Great Ashby
- Two new local centres at north of Baldock and east of Luton in strategic housing sites identified in the Local Plan.

5.36 In November 2019, the Council commenced monitoring land-use in town centres and local centres. The Council will complete another monitoring review using data from November 2020 to compare vacancy rates in town centres to measure the impact of Covid-19. The data from the first monitoring exercise is displayed below:

Use Class	Vacant floorspace in Sq.m
A1 - Shops	10,794.7
A2 – Financial and Professional Services	879.1
A3- Restaurants and cafes	230
A4- Drinking establishments	1470
B1(a) – Offices	4493.1
Total	17,866.9

5.37 The table above suggests a vacancy rate in the region of 8%.²

5.38 Targets in the emerging Local Plan state that at least 66% of all units within primary frontage should be A1 use class. The table below provides information on the primary frontage percentage of A1 use class in the main town centres:

Town	Total of A1 units	Primary frontage percentage of A1 use
Baldock	248	47%
Hitchin	48	51%
Letchworth Garden City	179	69.9%
Royston	108	53.7%
Total	583	54%

5.39 Data for total floorspace designated to each use class in primary frontage has not been recorded for this report but will be included in the next monitoring report.

5.40 For the duration of the plan period one unit in all local centres should remain in use as a shop; this is currently the case.

5.41 To ensure the District's towns maintain their role and market share, the emerging Local Plan makes provision for up to 38,100 gross m² of additional A-class floorspace (including the re-occupation of vacant floorspace). The three town centres of Baldock, Hitchin and Letchworth Garden City have significant overlapping markets; with spend leakage from Letchworth Garden City to Hitchin and a lack of physical space at Baldock to accommodate its projected retail capacity. Completions within the mains town since 2016 are shown below, compared against the first five years' planned provision for their respective town centres:

A class net completions (m ²)	2016 – 17 (m ²)	2017 – 18 (m ²)	2018-19 (m ²)	2019-20 (m ²)	Total since 2016	Plan Provision 2016 – 21 (m ²)
Baldock	-99	59	-152	-57	-249	0
Hitchin	-1275	-242	-1896	-229	-3642	0
Letchworth	-266	-273	-1008	1739	192	5350
Royston	-512	-814	10	-1202	-2518	4350
Urban extensions	0	0	0	0	0	0
Other	-142	-575	4448	204	3935	0
Total	-2294	-1845	1402	455	-2282	9700

² This figure is based on the data collected to date and covers 92% of the floorspace in the town centres.

- 5.42 The loss of A class floorspace in Baldock is from a change of use scheme from a shop to a tattoo parlour on 42 Whitehorse Street, Baldock.
- 5.43 The overall figure of loss of A class floorspace in Hitchin is from small change of use developments where retail (A1) units have changed into restaurants, beauty salon, clinics and residential homes.
- 5.44 The erection of a new out-of-centre, mixed use development on Avenue One, Letchworth Garden City has significantly increased A class floorspace through the provision of a supermarket, restaurant and coffee shop. However, this is not within the town centre. Loss of A use floorspace in Letchworth has occurred from a change of use scheme from a shop to a Counselling office.
- 5.45 The decrease in A class floorspace in Royston is predominately from retail to residential change of use developments in the High Street of Royston. The table above shows that within the monitoring period there has been an increase in A use class floorspace outside of the identified centres. This is from the erection of a coffee shop at the Royston Gateway.
- 5.46 Overall it can be seen that completions to date are significantly below the provision requirements identified by the Local Plan evidence base. The majority of completions which have occurred have been in out-of-centre locations. The Council recognises the challenge of meeting national policy requirements to predict and plan for fifteen years' worth of retail need. Covid-19 is likely to result in further impacts. We will continue to monitor this information to inform individual strategies for our main towns and the proposed early review of the overall retail strategy for the District.

SP5 – Countryside and Green Belt

- 5.47 The principles of the Green Belt and intrinsic values of the countryside are supported by North Hertfordshire District Council. A comprehensive review of the Green Belt has been undertaken to support the preparation of the Local Plan. Upon any future adoption of the Plan it is proposed that land will be released from the Green Belt to enable both economic and housing development across the District. Along with releasing land from the Green Belt, the Plan also proposes to both review and define village boundaries for locations that are currently either bound or washed over by Green Belt.
- 5.48 The emerging Local Plan proposes new Green Belt to cover the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley

Bypass to the north.

- 5.49 The amount of Green Belt in North Hertfordshire has not changed in over 20 years as the boundaries can only be amended through the local plan process. National policy allows for Green Belt boundaries to be altered through the preparation of local plans where ‘exceptional circumstances’ exist. Although there is no definition of this term within Government guidance, this matter has been considered by the courts³. The evidence presented by the Council to the Examination states that on balance, it is considered that the relevant circumstances do exist within North Hertfordshire to review boundaries and enable development to meet locally identified needs. This position is currently being considered through the Local Plan examination.
- 5.50 National policy generally guards against further alterations to Green Belt in the short- to medium-term following a review⁴. However, this requirement is not absolute. Given the potential direction of future local plan reviews, and the need to properly consider long-term solutions, it is not considered appropriate to identify significant areas of safeguarded land at this point. The exception to this is to the west of Stevenage where land has been safeguarded in the Plan.
- 5.51 There are no targets associated with changes in Green Belt area; however, the updated area will be commented on in future AMRs.

Green Belt	1997	2020
Area of land in North Hertfordshire covered by Green Belt (hectares)	14,248	14,247 ⁵ .

SP6 – Sustainable Transport

- 5.52 Over the plan period North Hertfordshire District Council is committed to improving accessibility across the district and promoting the use of sustainable transport. Development will be encouraged in locations that enable sustainable journeys to be made to key services and facilities.
- 5.53 Under the new Local Plan, the Council will adopt a new transport strategy to assess the current limitations within our transport infrastructure and propose new approaches to overcome concerns such as air pollution, road congestion etc. As part of this, we anticipate

³ Including in *Calverton Parish Council v Nottingham City Council & Ors* [2015] EWHC 1078 (Admin) (21 April 2015)

⁴ Paragraph 85 of the NPPF

⁵ Amendment to Green Belt figure from the figure previously reported in the AMR 2017/2018 due to a GIS error.

a new Local Cycling and Walking Infrastructure Plan (LCWIP) to be adopted in North Hertfordshire.

- 5.54 North Hertfordshire District Council will work with Hertfordshire County Council, neighbouring authorities, Highways England and service providers to ensure that a range of sustainable transport options are available to the residents of the District. Where sustainable travel infrastructure is to be provided on allocated housing sites this should be implemented at the earliest, reasonable opportunity.
- 5.55 Existing rights of way, cycling and equestrian routes will be protected by the Council, should their diversion be unavoidable due to development replacement routes will be required.
- 5.56 Similar to other plan policies, Policy SP6 does not have a specific monitoring target which would require the constant monitoring and analysis of data. Infrastructure Funding Statements will identify projects to fund to improve accessibility and promote the use of sustainable transport modes.
- 5.57 The Duty to Cooperate section of this report comments on collaborative planning that takes place with Hertfordshire County Council (acting as the Highway Authority) with regards to sustainable transport issues in North Hertfordshire. It is expected that the District and County council will continue to work successfully together in this regard and any updated collaborative work will be commented on in future monitoring reports.

SP7 – Infrastructure requirements and developer contributions

- 5.58 Development proposals in North Hertfordshire will make provision for the infrastructure that is necessary in order to accommodate additional demands resulting from the development. The delivery of infrastructure will be directly linked to the phasing of developments to ensure it is aligned with the timing of future growth. This means that there can be a lag between the collection and expenditure of contributions. Planning permission can be refused where appropriate agreements or processes ensuring that infrastructure agreements are not in place. The most appropriate indicator to assess the success of this policy is developer contributions. The financial position for the Section 106 monies for this Council from 2011 – 2012 are set out below:

Year	Receipts in years (£)	Allocated in year (£)
2011 – 12	477,000	59,936
2012 – 13	449,650	108,474
2013 – 14	570,022	486,347
2014 – 15	1,289,621	228,686
2015 – 16	223,166	425,862
2016 – 17	137,920	490,475
2017 – 18	434,106	346,750
2018 – 19	471,740	246,624
2019 – 20	937,432	383,739
Total	4,990,657	2,776,893

- 5.59 Reporting of the sites that have benefited from the funding during the last financial year include can be found in reports to the Council's various Area Committees.
- 5.60 Data shown covers the time since the plan period began in 2011 and this will remain the case moving forward. As the amount of monies received each year is dependent on the timing of site permissions and factors beyond the District Council's control it would be inappropriate to set annual targets for developer contributions.
- 5.61 In June 2019 the Government proposed a Community Infrastructure Levy reform which eradicated Regulation 123 lists which identifies infrastructure projects the local authority intends to fund through CIL. Instead, from the September 2019 local authorities are now required to annually publish Infrastructure Funding Statements to identify infrastructure needs, the total cost of the infrastructure and anticipated funding from the developer. This will be published separately to this Monitoring Report.

SP8 – Housing

- 5.62 The submitted Plan identifies an overall requirement for 13,800 homes per year to be built between 2011 and 2031 to meet the needs of North Hertfordshire. This is equivalent to 690 homes per year over the plan period.
- 5.63 The submitted Local Plan makes provision for 15,950 homes in North Hertfordshire over the plan period (2011 – 2031), with 1,950 of these homes to be provided to meet Luton's unmet housing need. A large proportion of these homes (7,700) will be provided on six strategic housing sites as defined by the Plan while 4,860 homes will be delivered on local housing allocations.
- 5.64 The submitted Plan proposes a 'stepped approach' to housing delivery with a target to deliver

an average of 500 new homes per year over the first ten years of the plan period (2011-2021). For the period beyond 2021, a target of 1,100 homes per year would apply. This approach remains subject to the outcome of the Examination.

Housing Completions

5.65 Housing completions should remain broadly aligned to the housing trajectory and housing requirements that the Plan establishes. Housing completions for the last three years are shown in the table below.

	Proposed housing requirement	Net completions
2017 – 18	500	281
2018 – 19	500	220
2019- 20	500	318

5.66 In the latest monitoring year, 318 net additional homes were built. This brings the total since 2011 to 2,813 new homes. Over the Plan period to date, housing completions are behind target when measured against either the overall requirement or the proposed stepped approach.

5.67 The revised NPPF introduces a new Housing Delivery Test (HDT). This measures completions over a three year period. Councils must undertake certain actions when delivery falls below thresholds identified by the Government. North Hertfordshire has delivered 44% of housing over a three year period. This result required the Council to produce a Housing Delivery Action Plan to show how the Council will increase housing delivery in the District. This has been produced and published separately.⁶

Five-year land supply

5.68 SP8 dictates that the Council will maintain a five year land supply, as required by national policy. In previous monitoring reports, the Council has relied upon information submitted to the Local Plan Examination process. However due to delays on the examination and the publication of the revised NPPF, the Council's current five-year housing land supply information for decision-making purposes is set out below.

5.69 The five-year housing land supply situation that is set out below complies with the February 2019 version of the NPPF. However, it does not replace any information that has been

⁶ <https://www.north-herts.gov.uk/home/planning/planning-policy/monitoring>

submitted to the Local Plan’s examination. The examination is a separate process that is running under its own policy and procedures.

5.70 Under the transitional arrangements in the latest version of the NPPF, the Local Plan examination will proceed having regard to the 2012 version of the NPPF. This includes any consideration of five-year supply as set through the new plan which takes into account the prospective contributions from proposed new allocations and the proposed approaches to the phasing of the housing target and dealing with any backlog.

5.71 A recent court case found that emerging allocations in new Local Plans can be included for consideration in the five-year housing supply. An allowance has been made for certain sites proposed in the Local Plan where an application has been received which is considered to be well-progressed. In the absence of an up-to-date, adopted housing target, authorities must additionally use household projections as the basis for their annual requirement. There is therefore a significant discrepancy between the results achieved using the two approaches.

Five-year land supply at 1st April 2020		
A.	Annual housing requirement	973
B.	Buffer to be applied	+20%
C.	Total five year requirement (5*[A+B])	5,838
D.	Total C3 commitments	1,807
E.	Allowance for non-implementation	-113
F.	Total C2 commitments	114
G.	Ratio applied to C2 commitments ⁷	1.8
H.	Effective total of C2 commitments (1 st April 2019 – 31 st March 2024)	63
I.	Anticipated completions on other deliverable sites	753
J.	Total commitments (D+E+H+I)	2,510
K.	Years land supply (J / C) * 5	2.2

5.72 The above calculation has been made utilising the standard method outlined in national planning guidance. The annual housing requirement figure has been adjusted for affordability and capping as appropriate. National guidance states that a 20% buffer must be added to the housing requirement due to NHDC’s previous housing delivery. The commitments figure includes allowances for non-implementation of existing permissions as well as C2 uses (effectively care homes). The approach to C2 uses is in accordance with national guidance. A list of the sites included in the five-year supply figures is included in Appendix A.

Detailed breakdown of housing completions

5.73 North Hertfordshire District Council has a target of 20% of all new homes to be delivered on

⁷ Housing Delivery Measurement Test Rulebook published by MHCLG in July 2018

previously developed land (PDL) over the plan period.

	Target (%)	Development on PDL (%)
2016 – 17	20	56.7
2017 – 18	20	89.6
2018 – 19	20	81.1
2019-20	20	59
Completions on PDL since 2011	20	70.3

5.74 The proportion of homes completed on PDL was above 55% in the monitoring period.

5.75 The discrepancy between the 20% target and significantly larger delivery on PDL can be attributed to the continuation of the Local Plan’s examination. Large proportions of housing allocations in the Plan are proposed to be released from the green belt and are currently undeveloped. Subject to adoption of the Plan and the permission of these sites it is anticipated that expected that development on PDL will drop closer to the 20% target.

5.76 Since the start of the plan period 70.3% of net housing completions have been on PDL.

5.77 The Plan seeks to provide a range of housing tenures, types and sizes; 33% of all homes over the plan period should be provided as affordable housing for local needs. Details of affordable housing completed during 2019/20 are presented below.

Site	Affordable dwellings
Land at Holwell Lane (NHBC), Land Adjacent to Elm Tree Farm, Hambridge Way, Pirton	14
Garages at, Bittern Way, Letchworth Garden City, SG6 4TL	13
Land East Of, Lumen Road, Royston	15
Garage block adjacent to 32, Greenfield Avenue, Ickleford	4
55 Harkness Court, Franklin Gardens, Hitchin, SG4 0BS	4
30 Willow Tree Way, Hitchin, SG5 1GE	1
Total	51

5.70 The table below provides information on affordable housing across the plan period:

Year	Affordable completions	% of net completions	Target (%)
2016 – 17	118	22	33
2017 – 18	37	13	33
2018 – 19	24	11	33
2019-20	51	16	33
2011 – 2020	518	18.4%	33

5.78 Over a four year period from 2016-2020, 230 affordable units have been completed. Since the start of the plan period 518 affordable dwellings have been built in North Hertfordshire equating to 18% of the total housing completions in the District. This is below the Plan’s target delivery levels however this can partially be attributed to the applications for some of

the largest proposed sites in the Plan, where 40% of dwellings are anticipated to be affordable, not yet being determined. An additional contributing factor to the under provision since the beginning of the plan period was the inability to give full weight to new plan policies thus earlier sites have been assessed against the affordable housing requirements in the No.2 District Plan. Moreover there are many affordable units which have been permissioned but where the site has yet to be built out.

- 5.79 Housing completions should comprise a broadly even split between smaller (1- / 2- bedroom) and larger properties (3+ bedroom). Policy SP8 does not specify threshold values for types of dwellings that are to be built (i.e., detached house, bungalow, apartment, etc.):

	1 Bedroom (%)	2 Bedrooms (%)	3 Bedrooms (%)	4+ Bedroom (%)
2016 – 17	17	28	26	29
2017 – 18	20	48	19	13
2018 – 19	28	33	16	20
2019-20	23	25	20	32
2016 – 20	20	34	22	24

- 5.80 In 2019 – 2020 data shows a slight decrease in small properties being built in North Hertfordshire with 54% of dwellings being 2-bedroom or smaller, which is more in line with the Plan’s target of a broadly even split between small and large dwellings.

Gypsy and Traveller Accommodation

- 5.81 There is only one approved Gypsy and Traveller site in the district. This is a privately owned site located at Pulmer Water / Wexford Park, St Albans Road, Codicote. The site currently has permission for 12 pitches. There are no sites for Travelling Showpeople in the district, nor are we aware of any having existed historically.
- 5.82 Paragraph 10 of the CLG Planning Policy for Travellers Sites (August 2015) identifies that LPAs should identify and update annually, as supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against locally set targets.
- 5.83 As with housing land supply (discussed above), there is presently no formally adopted target. The Proposed Submission Local Plan identified a requirement for 7 additional pitches up to 2031. The proposed main modifications identify a requirement for 12 pitches.
- 5.84 Retrospective planning permission has been sought for a second Gypsy and Traveller site at Danesbury Park Road, near the District’s border with Welwyn Hatfield. This application had not been determined at 31 March 2020. This site is identified in the proposed Main

Modifications to the Local Plan to meet identified needs arising over the Plan period. The justification for this site was due to be considered at the Examination hearings that were postponed in March 2020.

Self-build and Custom Housebuilding Register

- 5.85 The Self-Build and Custom Housebuilding Act 2015 places a duty on local authorities in England to keep and have regard to a register of people who are interested in acquiring serviced plots for self build or custom build projects in their area.
- 5.86 This register will help inform the Council of the level of demand for self-build and custom build plots in North Hertfordshire.
- 5.87 Self-build projects are defined as those where someone directly organises the design and construction of their own home. This could include traditional DIY self-build home to projects where the self-builder employs someone to build their home for them. Community-led projects can also be defined as self-build.
- 5.88 Custom build homes are those where individuals or a group work with a developer to help deliver their own home. The developer may help to find a plot, manage the construction and arrange the finance. This is more of a hands-off approach, but the home will be tailored to match the occupier’s requirements.
- 5.89 At 31 March 2020 there were 275 entries on the Council’s Self and Custom Build register.
- 5.90 At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period. The table below sets out the number of entries on the self and custom build register in each base period:

Base period	Dates	Number of entries
1 st Base period (7 Months)	4 th April 2016 – 31 st October 2016	29
2 nd Base period (12 Months)	1 st November 2016 -31 st October 2017	81
3 rd Base period (12 Months)	1 st November 2017 -31 st October 2018	75
4 th Base period (12 Months)	1 st November 2018 -31 st October 2019	69

- 5.91 The deadline to grant sufficient permissions for the first base period was 31 October 2019. The Council met the demand for the 1st base period by granting 29 suitable plots for self-build or custom housebuilding through private windfall schemes.

SP9 – Design and sustainability

5.92 The Council will ensure that good design will be a key component of sustainable development. New development will be supported where it is well designed, appropriately located and responds well to local context. Proposals will have regard to the Council's Design SPD while significant developments will require master planning. The Local Plan has allocated housing sites that the Council deems to be sustainable; in 2019 -20 the following allocated sites have been permissioned:

Reference	Address	Town/Parish	Homes
RY10	Land south of Newmarket Road (Outline)	Royston	325
RY1	Land west of Royston and north of Baldock Road (Reserved matters)	Royston	279
LS1	Land at Ramerick	Lower Stondon (Ickleford)	144
RY2	Land East Of Garden Walk And North Of Newmarket Road (Phase two reserved matters)	Royston	417
AS1	Land Rear Of 4-14, Claybush Road	Ashwell	30

5.93 There is not a specific monitoring target for SP9 which the Council must aim to achieve, however, this section of the report will be utilised to highlight development schemes which conform to good design principles. This will be updated on an annual basis.

SP10 – Healthy communities

5.94 North Hertfordshire District Council will provide and maintain healthy, inclusive communities for those residing in the District. In addition to retaining existing community, cultural and recreation facilities as well as providing new facilities where development dictates it is necessary to do so. Moreover, healthy lifestyles will be fostered through the enhancement and creation of physical and green infrastructure.

Completions	Gain	Loss	Net
D1 – Non – residential institutions	4658	1887	2771
D2 – Assembly and leisure	693	0	693
Completions in town centre locations			
D1 – Non – residential institutions	2872	1688	1184
D2 – Assembly and leisure	0	0	0
Permissions	Gain	Loss	Net
D1 – Non – residential institutions	6506	474	6032
D2 – Assembly and leisure	3351	2872	479

5.95 There has been one large scale (900sqm+) D-class completion during 2019 – 2020 which

was the demolition of the existing Cricket Pavilion at Hitchin Boys School to be replaced with a new teaching block. The remaining D1 completions are from smaller changes of use and new development across the district.

- 5.96 The loss of D1 floorspace is predominately from a change of use from an education institution to an office at the Goldsmith Centre in the town centre of Letchworth Garden City.
- 5.97 There is not a specific monitoring target identified for SP10, however, the Council will comment on significant non-residential institution permissions and completions annually. The Infrastructure Funding Statements will identify significant social infrastructure projects to fund and support Local Plan Policy SP10.

SP11 – Natural resources and sustainability

- 5.98 The emerging Local Plan utilises Policy SP11 to address natural resources and sustainability in North Hertfordshire. The policy seeks to meet the challenges of climate change and flooding by ensuring that no planning permissions are granted contrary to the advice of either the Environment Agency or the Lead Local Flood Authority. This was the case in 2019 -20 and has been so since the start of the plan period.
- 5.99 Whilst the council will seek to not grant any permissions against the advice of the Environment Agency or the Lead Local Flood Authority, should any such permissions ever be granted they will be commented on here when required.

SP12 – Green infrastructure, landscape and biodiversity

- 5.100 North Hertfordshire District Council will seek to protect and enhance the natural environment whilst accommodating significant growth. Designated sites will be protected in accordance with the hierarchy of designations set out in the Local Plan. SP12 seeks to protect and manage biodiversity networks, local geological sites along with non-designated sites of ecological value. Open spaces are to be protected and the provision of new open spaces will be supported.

Sites of Special Scientific Interest

- 5.101 There are six Sites of Special Scientific Interest (SSSI) in the District, which cover approximately 300 ha of land, the vast majority of which is in just two sites: Therfield Heath

and Knebworth Woods.

5.102 The table below shows the condition of the SSSIs in the District at the time of their last published survey. Natural England is responsible for periodically updating the data.

Site of Special Scientific Interest	Main habitat	Hectares	Condition	Last assessed
Ashwell Springs	Rivers and streams	0.23	Favourable	Dec 2011
Blagrove Common, Sandon (part)	Neutral grassland – lowland	3.97	Favourable	Nov 2010
Blagrove Common, Sandon (part)	Neutral grassland – lowland	1.03	Unfavourable – no change	Nov 2010
Knebworth Woods (part)	Neutral grassland – lowland	5.98	Unfavourable recovering	Jul 2009
Knebworth Woods (part)	Acid grassland – lowland	2.39	Favourable	Jul 2009
Knebworth Woods (part)	Broadleaved, mixed and yew woodland – lowland	66.92	Unfavourable - recovering	Apr 2017
Knebworth Woods (part)	Broadleaved, mixed and yew woodland – lowland	18.56	Unfavourable - recovering	Apr 2017
Knebworth Woods (part)	Broadleaved, mixed and yew woodland – lowland	34.99	Unfavourable - recovering	Apr 2017
Oughtonhead Lane, Hitchin	Earth heritage	0.98	Favourable	Mar 2013
Therfield Heath (part)	Calcareous grassland – lowland	26.40	Unfavourable - recovering	Jul 2012
Therfield Heath (part)	Calcareous grassland – lowland	33.88	Unfavourable - recovering	Jul 2012
Therfield Heath (part)	Calcareous grassland – lowland	26.14	Unfavourable - recovering	Jul 2012
Therfield Heath (part)	Calcareous grassland – lowland	56.55	Unfavourable - recovering	Jul 2012
Therfield Heath (part)	Broadleaved, mixed and yew woodland – lowland	2.26	Favourable	Jul 2012
Therfield Heath (part)	Broadleaved, mixed and yew woodland – lowland	1.29	Unfavourable - recovering	Jul 2012
Wain Wood, Preston	Broadleaved, mixed and yew woodland – lowland	19.03	Unfavourable - Recovering	May 2009
Total		300.60		

Source: Natural England

Local Wildlife Sites

5.103 Data published by Hertfordshire Environmental Records Centre (HERC) in their Local Sites Ratification Report (January 2019) for Local Wildlife Sites (LWS) and Regionally Important Geological Sites (RIGS) are as follows:

No. of LWS	Area of LWS (Ha)	No. of RIGS	Area of RIGS (Ha)	Total area of local sites (Ha)
314	1766.33	11	150.97	1917.30

5.104 The Local Plan seeks to ensure that there is no loss of designated sites either in number or total area covered by the designation. Moving forward a year by year summary of designated sites will be published to track the Plan's progress.

Open space provision

5.105 North Hertfordshire has a significant stock of public open space. This includes open space within a number of typologies. Detailed figures have been reported in previous AMRs which should be referred to for more information.

5.106 A review of open space data has been carried out to support the proposed submission version of the Local Plan and the findings are commented on here. North Hertfordshire District Council Open Space Review and Standards 2016 is document OSC4 in the Submission Local Plan evidence base.

5.107 There are 585 open spaces identified in the District providing different types of open space and covering an area of approximately 2,343.18 hectares (ha). This equates to 6% of the entire District. This 2016 review of open spaces has identified that there has been a net increase of 58.32 hectares of open spaces since the 2009 assessment. Thirty six new open spaces (covering 88.92ha) have been identified from a number of sources including recent planning applications, S106 reports and the 2012 parish survey.

5.108 A substantial proportion of the District's open spaces are classified as Natural and Semi-Natural Greenspace (1195.61 ha). In contrast, Provision for Children and Young People represents the lowest provision (12.80ha). Amenity Greenspace accounts for the largest number of open space sites (201), although their often small scale is reflected by their more limited contribution to overall provision.

5.109 North Hertfordshire District Council is currently reviewing the open space in the District; the results of this review will be summarised in the next annual monitoring report. New development should achieve the current open space standards both in terms of open space that is permitted as well as open space provision per 1,000 population.

SP13 – Historic Environment

5.110 Growth and development in North Hertfordshire will be balanced against the protection and enhancement of the historic environment. The Council will maintain a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance. A summary of the heritage assets located in North Hertfordshire is presented here:

Listed Buildings	2019-20	2018 – 19
Grade I	26	26
Grade II*	105	105
Grade II	1609	1609

Source: Historic England

5.111 North Hertfordshire District Council aims to prevent the loss of listed buildings wherever possible. In 2019 -20 there has been no change in Grade I or Grade II* listed buildings in the District.

Type	Number
Buildings of local interest	94
Conservation Areas	44
Listed Buildings	1739
Parks or Garden	13
Scheduled Monument	63
Total	1953

Source: Historic England

5.112 During the monitoring year there has been no loss of designated Conservation Areas in North Hertfordshire.

5.113 Local Authorities have a statutory requirement to review their Conservation Areas from time to time. At the beginning of 2019, the Council commissioned consultants to prepare Character Statements for 33 of the 44 existing Conservations Areas that do not have them. These statements will focus on the key elements of the character and appearance of the area. The purpose of these statements is to assist the Development Management and Planning Policy Team in their statutory duty to preserve and/or enhance the special architectural or historic interest of the Conservation Areas. These statements will provide valuable information to householders and applicants and can also provide evidence base for neighbourhood plans. These Character Statements are available to view on the Council's website [here](#).

Heritage at Risk Register	
Number of entries	13
Poor condition	5
Very bad condition	4
Repair schemes in progress	4
Immediate risk of further deterioration	0

Source: Historic England

- 5.114 The ambition of the Council is for there to be no buildings on the Heritage at Risk Register. In the most recent iteration of the Register, published by Historic England, there was one new entry – The Town House, Swan Street, Ashwell.
- 5.115 There will be an appropriate update provided in subsequent monitoring reports in accordance with any register updates published by Historic England. While the Council aims to see no heritage assets at risk, it is hoped that the Heritage at Risk Register does not grow any further.

Glossary

Annual Monitoring Report (AMR)

A report describing the characteristics of the authority's area and assessing the implementation and effectiveness of planning policies. Since 2011 technically referred to in legislation as the "Authority's Monitoring Report".

Biodiversity

The whole variety of life encompassing all genetics, species and ecosystem variations, including plant and animals.

Community Infrastructure Levy (CIL)

A method of securing financial contributions from developers to pay for infrastructure costs.

Ministry for Housing Communities and Local Government (MHCLG)

Government department with responsibility for planning.

Geographic Information System (GIS)

Computerised mapping system.

Index of Multiple Deprivation (IMD)

The Government publishes an Index of Multiple Deprivation combining into an overall measure of deprivation individual indices for the following domains:

- income deprivation;
- employment deprivation;
- health deprivation and disability;
- education, skills and training deprivation;
- barriers to housing and services;
- crime; and
- living environment deprivation.

Local Development Framework (LDF)

The term by which Local Plans were known between 2004 and 2012.

Local Development Scheme (LDS)

A document setting out a programme for the preparation of the different documents that makes up the Local Plan. It is reviewed periodically when timetables change.

Local Plan

The document (or documents) which set out the overall strategy for a district, allocate land

for development and set the policies against which planning applications are assessed.

National Vocational Qualifications (NVQ)

They are work-related, competence based qualifications and represent national standards recognised by employers throughout the country.

Previously Developed Land (PDL)

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) – see the National Planning Policy Framework for full definition.

Sustainability Appraisal (SA)

An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework. This appraisal is a requirement of the new planning system and normally done in conjunction with a SEA (see below).

Statement of Community Involvement (SCI)

A document that sets out how the Council will engage with the community in preparing and reviewing the Local Plan and major planning applications. In effect it is the Council's planning policy on consultation. A statement demonstrating how the local planning authority has complied with the Statement of Community Involvement will be required for all local development documents that the Council produces.

Strategic Environmental Assessment (SEA)

The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those involving planning and land use. The assessment will examine the potential impacts of policies and proposals on the environment, and includes proposals for the mitigation of these impacts.

Super Output Areas (SOA)

Areas first designated in the 2001 Census, having relatively uniform numbers of residents (around 1,500). There are 32,482 SOAs in England as opposed to 8,414 local authority wards.

Supplementary Planning Document (SPD)

These documents provide additional guidance on certain aspects of policies contained in the Development Plan. They are prepared subject to regulations, but do not form part of the Development Plan.

Sui Generis

A land use that does not fall within the classes specified in the Use Classes Order. Sui generis uses include nightclubs, motor car showrooms' retail warehouse clubs, taxi or vehicle hire businesses, laundrettes, amusement centres and petrol stations.

Use Class / Use Classes Order

Most land uses are assigned to use classes, which are defined in the Use Classes Order. Broadly, there are four groupings:

- A: retail
- B: employment and industry
- C: domestic
- D: assembly and leisure.

These are then further broken down into the individual classes – houses are C3, shops are A1, warehouses are B8 and so on.

Appendix A: Sites used in five-year housing supply calculations					
Application ref.	Emerging Local Plan ref.	Address	Settlement	Total permitted	Allowance in 5-year period
C3 commitments					
17/00110/1	RY10	Land south of Newmarket Road	Royston	325	180
19/00386/RM	RY1	Land west of Royston and north of Baldock Road	Royston	279	245
19/01758/FP	LS1	Land at Ramerick	Lower Stondon (Ickleford)	144	144
14/02485/1	RY2	Land East Of Garden Walk And North Of Newmarket Road	Royston	139	50
18/00359/RM	RY2	Land East Of Garden Walk And North Of Newmarket Road	Royston	108	108
17/02627/1	RY2	Land East Of Garden Walk And North Of Newmarket Road	Royston	49	49
16/02256/1		Land Adjacent To Elm Tree Farm,	Pirton	41	41
16/02915/1	LG17	Land at Hamonte	Letchworth	71	71
16/00813/1		Oddysey Health Club	Knebworth	70	70
14/01080/1		Garden Square Shopping Centre, Leys Avenue	Letchworth	47	47
17/02180/1	LG9	Site Of Former Lannock Primary School	Letchworth	44	44
15/02555/1	WH2	Land south of Bendish Lane	Whitwell	41	41
12/01903/1	RY4 (part)	Land north of Lindsay Close	Royston	39	39
16/01797/1	AS1	Land Rear Of 4-14, Claybush Road	Ashwell	30	30
18/00191/RM		Hitchin Cricket Ground, Lucas Lane	Hitchin	3	3
18/02916/RM		Land On The North East Side of Priors Hill	Pirton	23	23
18/02433/FP		65 Bury Mead Road	Hitchin	21	21
16/02395/1PN		Dorchester House, Station Parade	Letchworth	18	18

19/00950/FP		Blackett Ord Court, Stamford Avenue	Royston	17	17
17/04419/FP		Land South Of 1A Lower Gower Road	Royston	16	16
16/03128/1		Block B, Latchmore Court	Hitchin	13	13
17/01496/1		Legion House, Paynes Park	Hitchin	12	12
16/02707/1		St Michaels House, Norton Way South	Letchworth	12	12
16/03262/1PN		Station House, Station Approach	Knebworth	10	10
17/01622/1		The Station, Station Approach	Knebworth	10	10
18/00992/RM		Hamilton Billiards, Park Lane	Knebworth	10	10
17/04418/FP		Roysia House	Royston	10	10
		Small sites (<10 unit) - Baldock	Baldock	34	34
		Small sites (<10 unit) - Hitchin	Hitchin	105	105
		Small sites (<10 unit) - Letchworth	Letchworth	50	50
		Small sites (<10 unit) - Royston	Royston	50	50
		Small sites (<10 unit) - Villages	Unspecified	234	234
		Total		2075	1807
		Allowance for non-implementation of C3 commitments			-113
C2 commitments					
17/01863/1	KB3	146-156 and r/o 142 And 144, London Road	Knebworth	47	26
17/02602/1		Wymondley Nursing Home, Stevenage Road	Wymondley	15	8
19/00970/FP	BA6	74 Icknield Way	Baldock	52	29
		Total		114	63
Other five-year supply sites					
	CD1	Land south of Cowards Lane	Codicote	73	50
	CD2	Codicote Garden Centre, High Street (south)	Codicote	54	54
	CD5	Land south of Heath Lane	Codicote	140	105
	HT1	Higover Farm, Stotfold Road	Hitchin	700	200

	IC2	Burford Grange, Bedford Road	Ickleford	40	40
	LG4	Land north of former Norton School, Norton Road	Letchworth	45	45
	LG10	Former Norton School playing field, Croft Lane	Letchworth	37	37
	RY7	Anglian Business Park, Orchard Road	Royston	60	60
	SI2	Land south of Stevenage Road	St Ippolyts	12	12
	GA1	Stevenage North East (Roundwood)	Stevenage (adj.)	330	150
		Total			753
		Total five-year supply			2510

Appendix B

North Herts Residential Completions in Period

Borough/District Name		North Hertfordshire			
Res Completions (inc Losses) between		Between 01/04/2019 and 31/03/2020			
Application Type		No Temporary Permissions			
PP Ref	Address	Description	Gross Comp in Period	Losses	Net Comp in Period
Borough/District Name		North Hertfordshire			
10/02590/1	Rudwick Hall, Barley Beans Road, Peters Green	Removal of modern farm buildings and conversion and extension of traditional barns to create 2 dwellings, conversion of existing detached barn on west boundary to provide associated garaging, log store, biomass boiler and store/workshop together with the provision of vehicular access from existing farm service road. (as amended by plans received 6.12.10).	2	0	2
15/00436/1	The Stable, Mill Street, Ashwell	Conversion of existing stable building into one 4 bed dwelling and single storey rear extension (as amended by plans received 20 July 2015)	1	0	1
15/00649/1	Land At Womback Yard Rear Of, 27, Whitehorse Street, Baldock	Residential development of 6 dwellings comprising 2 x 2 bedroom semi-detached dwellings and a terrace of 4 x 2 bedroom dwellings with associated parking and landscaping following the demolition of 2 existing light industrial warehouses/ workshops, associated structures and lean-to extension (as amended by plans received on 18 September 2015)	6	0	6
15/00695/1	The Sailor Boy, 95, Woolgrove Road, Hitchin, SG4 0AU	Conversion and extension of existing building to provide 5 x 1 bedroom flats at first floor; Single storey building to provide 4 x 1 bedroom flats; associated external works (as amended by plans received 8th May and 8th June 2015).	9	0	9
15/01123/1	20 Whitehorse Street, Baldock, SG7 6QN	Two storey rear extension to facilitate conversion of first floor flat to 2 two bedroom flats and kitchen and w. c in roofspace to second floor flat.	3	0	3
15/02852/1	1 Kings Road, Hitchin, SG5 1RD	Conversion of one three bedroom house and basement flat to 2 one bedroom flats; and one two bedroom flat including insertion of rear dormer window in rear roof slope to create additional accommodation in attic. Erection of steel frame staircase to rear of building	3	0	3

15/02906/1	1st Floor, 29 Market Hill, ,, Royston, SG8 9JS	Change of use from first floor office to first floor two bedroom flat (as amended by plan received 1 March 2016)	1	0	1
16/01151/1	Land South East Of, Shepherd Close, Royston	One 5 x bedroom detached dwelling with detached single garage, two 4 x bedroom detached dwellings with detached single garages. Alterations to existing access and new access off Barkway Road. (As amended by plans received 26.5.16, 23.6.16, 25.7.16 and 6.9.16)	1	0	1
16/02256/1	Land at Holwell Lane (NHBC), Land Adjacent To Elm Tree Farm, Hambridge Way, Pirton	Reserved matters application for approval of access, appearance, landscaping, layout and scale to serve a residential development of 78 dwellings (31 affordable and 47 private), pursuant to outline planning application 15/01618/1 granted 27.5.16 (as amended).	33	0	33
16/02967/1	Welwyn Equestrian Centre, Pottersheath Road, Pottersheath, AL6 9SZ	Residential development comprising 5 x 5-bed and 8 x 4-bed dwellings with associated garages, parking and amenity space following demolition of all buildings and structures.	13	0	13
17/00205/1	Land adj, 8 Mill Close, Hitchin, SG4 0NS	Two storey side and single storey rear extension to create additional 3 bedroom dwelling and single storey rear extension to existing dwelling. Associated car parking spaces, landscaping and ancillary works.	1	0	1
17/00525/1	Land adj, 8 Sandover Close, Hitchin, SG4 9PY	Two storey side and rear extension and part single storey side extension to create an additional 3 bed dwelling, two storey rear extension and two storey rear and single storey side and rear extension to existing dwelling. Roof alterations to existing dwelling.	1	0	1
17/00553/1	Bury Farm House, Bury Lane, Codicote, SG4 8XX	Erection of three x 4 bedroom dwellings with associated garages and parking spaces, widening of existing vehicular access onto Bury Lane and ancillary works following demolition of existing barn and stables (as amended with drawings received 10/05/2017).	3	0	3
17/00905/1	Garages at, Bittern Way, Letchworth Garden City, SG6 4TL	Residential development comprising 3.5 storey building to provide 13 affordable flats with associated parking following demolition of existing garages (as amended by drawings received 05/06/2017).	13	0	13

17/01125/1	Land at Weatherhead Mark Ltd, Garden Walk, Royston, SG8 7HT	Approval of details relating to appearance, landscaping, layout and scale for the erection of 19 dwellings comprising 3 x 5 bedroom dwellings, 12 x 4 bedroom dwellings and 4 x 3 bedroom dwellings (pursuant to outline planning permission ref no. 16/01477/1 granted on 24 October 2016). Separate new access to plots 18 19 onto Garden Walk (As amended by plan TROY161123-SW SS.01C)	4	0	4
17/01129/1	Land East Of, Lumen Road, Royston	Erection of 15 dwellings comprising 4 x two bedroom houses, 3 x three bedroom houses and 8 x two bedroom flats with associated parking, landscaping and ancillary works following demolition of existing depot building (as amended).	15	0	15
17/01191/1	Land adj, 5 Lower Titmore Green, Little Wymondley, SG4 7JT	Conversion of existing stable and haybarn to two bedroom dwelling(as amended by drawings received 21 and 22 June 2017).	1	0	1
17/01484/1	Garage block adjacent to 32, Greenfield Avenue, Ickleford	Erection of 4 x 1 bed flats with provision of associated parking following demolition of existing garage blocks (as amended by plan no. 12568/01J)	4	0	4
17/02247/1	The Piggeries, Waterloo Lane, Holwell, SG5 3ST	Erection of 3 x 2 bedroom dwellings following demolition of existing farm buildings (as amended by drawings received 10th October and 14th November 2017).	3	0	3
17/02423/1	19, Russells Slip, Hitchin, SG5 2BJ	Erection of 1 x 3 bed dwelling following demolition of existing dwelling and outbuildings (as amended by drawings received 5th March 2018).	0	1	-1
17/02469/1	16, Newlands Lane, Hitchin, SG4 9AU	Erection of one 4-bed dwelling following demolition of existing house and garage.	1	1	0
17/02604/1	Land At, 2, London Road, Hitchin, SG4 9EX	Detached 4 bed dwelling together with associated parking following demolition of existing garage serving no. 2 London Road (as amended by drawing 15711-P01E received 28/11/2017 and drawing 15711-P02D received 01/12/2017).	1	0	1
17/02627/1	Land East Of Garden Walk and, And North Of Newmarket Road, Garden Walk, Royston	Application for approval of reserved matters comprising of access, landscaping, layout, scale and appearance of Phase 1 the development (pursuant to Outline application 14/02485/1 granted 07/12/2016) as amended by plans received on 22 December 2017; 30 January 2018; 27 March 2018; 18 April 2018; and 02 May 2018.	34	0	34

17/02628/1	Ickleford Manor, Turnpike Lane, Ickleford, SG5 3XE	Reserved Matters application for the approval of the external appearance of outline application 16/02012/1 granted 31/07/2017 for the development of 19 residential dwellings together with associated vehicular access and parking following demolition of existing commercial buildings	3	0	3
17/02752/1	Brook Farm, Dane End, Therfield, SG8 9RH	Erection of one 3-bed detached dwelling following demolition of existing agricultural outbuilding.	1	0	1
17/02771/1	Minsden Old Peoples Home, Wratten Road West, Hitchin, SG5 2AU	Demolition of existing buildings and erection of 53 no. retirement living apartments, together with communal facilities, car parking and landscaping	53	0	53
17/02800/1	The Dower House, Hitchin Road, Preston, SG4 7TZ	Change of use and extension of school dormitory (C2) to form 6 no. dwellings (C3), incorporating the following listed building works; demolition and removal of conservatory, fire escape stairs and storage sheds; erection of single storey extension to accommodation block and erection of cross wing extension to north east wing; erection of lattice porch to south west elevation. Realignment of boundary wall adjacent the access; formation of amenity, parking areas and associated landscaping.	6	0	6
17/04094/FP	1, Morton Street, Royston, SG8 7AZ	Erection of one detached 3-bed dwelling following demolition of existing double garage (as amended by plans and elevations received 01/05/2018).	1	0	1
17/04225/LDCF	3 And 4 Barn Cottages, Manor Farm, Church Lane, Graveley, SG4 7BN	Conversion of two residential units into one.	1	2	-1
17/04232/FP	The Chapel, Church Lane, Reed	Demolition of existing former chapel and erection of replacement 2-bed dwelling with associated parking	1	0	1
17/04393/RM	Land South West Of Barkway Social Club, Cambridge Road, Barkway	Reserved Matters application (appearance and scale). Residential development of 12 dwelling with associated access road. Pursuant to Outline Planning permission granted under ref 16/02237/1.	12	0	12
17/04403/FP	Kestrels, Church End, Barley, SG8 8JN	Three bedroom detached dwelling with basement garage/room following demolition of existing dwelling and garage. Additional access off Church End. (Amended plans received 03/05/18 & 14/05/18).	1	0	1

18/00155/FP	109, High Street, Barkway, SG8 8ED	Erection of one part two storey and part single storey 3 bed dwelling including double carport together with turning and parking areas.(Amendment to previous approved Planning Permission 17/01586/1 granted 07.09.2017).	1	0	1
18/00191/RM	Hitchin Cricket Ground, Lucas Lane, Hitchin, SG5 2JA	Reserved matters application for erection of 27 dwellings with access from Lucas Lane including scale, layout, design and landscaping (following the granting of outline planning permission reference 15/00192/1 granted 22/03/2016 - DEVELOPMENT A only)	24	0	24
18/00329/FP	Mill Croft, Royston Road, Barkway, SG8 8BU	Erection of 3 x 4-bed and 3 x 3-bed dwellings following demolition of existing dwelling (as amended by plans received on 25 April 2018).	6	0	6
18/00451/FP	Land To The Rear Of Hilltop, Pudding Lane, Barley, SG8 8JX	Detached 5-bedroom dwelling with detached double garage and new access off Pudding Lane (variation of permission granted under ref 17/02530/1)	1	0	1
18/00516/FP	Land South Of 40, Royal Oak Lane, Pirton, SG5 3QT	Erection of two 4-bed dwellings with associated landscaping and garaging to plot 3 (as amended by drawings 22435D/01H, 02D + 03C and amplified by drawings 22435/05A and 06A received 25/04/2018).	2	0	2
18/00710/FP	10, Brownfield Way, Blackmore End, AL4 8LL	Erection of one 5-bed dwelling following demolition of existing dwelling.	0	1	-1
18/00900/FP	Millstone, Mill Lane, St Ippolyts, SG4 7NN	Erection of two detached 4-bed dwellings following demolition of existing dwelling and double garage.	0	1	-1
18/00955/FP	Garden Fields, Stevenage Road, St Ippolyts, SG4 7PE	Erection of one 5-bed detached dwelling and double garage following demotion of existing dwelling (as amplified by drawing P3A received 12/06/2018).	1	0	1
18/01188/FP	3 Flint Cottages, London Road, St Ippolyts, SG4 7NF	Raise part of roof of dwelling 2 to allow installation of bi-fold doors, changes to subdivision of dwellings 3 and 4 and front boundary wall (as variation to Planning permission 14/02599/1HH previously approved 06.03.2015 for single storey link extension to between annexe and main dwelling; single storey front and side extensions. Raising of roof to annexe to create first floor accommodation).	0	2	-2
18/01234/FP	2, Garden Lane, Royston, SG8 9EH	Three storey development comprising of 6 x 2-bed flats and 3 x 1-bed flats with associated parking and bin store following demolition of existing dwelling and garage (Amended plans received 23 July 2018)	9	0	9

18/01249/FP	16 Traherne Close, Hitchin, SG4 9DS	Conversion of existing 1-bed annex into self-contained dwelling	1	0	1
18/01301/FP	35, Bridge Street, Hitchin, SG5 2DF	Change of Use from A1/A2 (shops, financial and professional services) to C3 (dwelling houses) to create two x 2-bedroom apartments including conversion of outbuilding to residential use.	2	0	2
18/01402/FP	55 Harkness Court, Franklin Gardens, Hitchin, SG4 0BS	Replacement front dormer window and insertion of rear dormer window to facilitate the conversion of existing wardens office space to four one-bedroom flats. Single storey front extension to form bin store. Alterations to fenestration.	4	0	4
18/01458/FP	41, Ashwell Road, Bygrave, SG7 5DY	Two storey side and rear extension, single storey rear conservatory extension. Internal alterations, associated ancillary works and change of use to facilitate splitting of property into two separate dwellings.	0	1	-1
18/02156/FP	83 - 83A Baldock Road, Letchworth Garden City, SG6 2EE	Two storey extensions to both sides of property and internal remodelling to facilitate conversion of existing flats into two houses and widening of existing access and ancillary works (as amended by plan received 24 September 2018).	2	0	2
18/02309/FP	Land adj, 44 Sunnyside Road, Hitchin, SG4 9JG	Erection of one 3-bed attached dwelling to 44 Sunnyside Road and single storey rear extension to no. 44.	1	0	1
18/02581/FP	3 Angel Pavement, Royston, SG8 9AS	Proposed change of use from commercial to residential (One bedroom studio flat).	1	0	1
18/02740/FP	18 High Street, Graveley, SG4 7LB	One terrace of 3 x 3-bedroom dwellings and 1 x 3-bed detached dwelling with 8 parking spaces as replacement for existing car sales premises (as renewal of previously approved planning permission 15/02530/1 granted 18/11/2015).	4	0	4
18/02756/FP	7 Warren Corner, The Warren, Royston, SG8 9FQ	Erection of one bedroom detached bungalow with provision of parking spaces, with all associated ancillary and landscaping works, including a new dedicated recreation area for the associated flats.	1	0	1

18/02813/FP	16 High Street, Royston, SG8 9AG	Alterations to ground floor shops forming 3 independent retail units. Independent ground floor street access to 20A (first floor residential unit) and independent rear access to existing residential unit above (no 14). Alterations and refurbishment of rear building forming 1- bedroom residential unit.	3	0	3
18/02834/FP	White Cottage, Park Lane, Kimpton, SG4 8EG	Erection of three detached, four bedroom dwellings, following demolition of existing dwelling and outbuilding, with all associated landscaping and ancillary works.	3	0	3
18/02916/RM	Land On The North East Side Of, Priors Hill And Opposite Hill Farm, Priors Hill, Pirton	Residential development comprising of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill.	1	0	1
18/02928/PNQ	Rusling End Barn, Codicote	Change of use of agricultural building to single bedroom permanent dwelling.	1	0	1
18/02984/FP	7 Brownfield Way, Blackmore End, AL4 8LL	Erection of one 3-bed dwelling following demolition of existing bungalow	1	0	1
19/00173/FP	7-9 High Street, Royston, SG8 9YY	Change of use of first and second floor to residential to provide 5 x 1-bed flats and 1 x 2-bed flat with associated ancillary works including cycle parking and refuse storage on the ground floor. (Amended plans received 19/03/19 and 03/04/19).	6	0	6
19/00249/FP	40 Dacre Road, Hitchin, SG5 1QJ	Erection of one terrace of three 2-bed dwellings following demolition of existing bungalow (as amended by drawings PL02C and PL03B received 01/04/2019).	0	1	-1
19/00259/FP	5 Green Drift, Royston, SG8 5DB	Erection of three detached four bedroom houses with private amenity space and car parking. With all associated infrastructure and ancillary works, following demolition of existing bungalow and outbuildings.	0	1	-1
19/00276/FP	30 Willow Tree Way, Hitchin, SG5 1GE	Change of Use from office to one bedroom dwelling.	1	0	1
19/00293/FP	Land Between, 38 And 44 Bearton Road, Hitchin	Residential development comprising of 1 x 2-bed, 3 x 3-bed and 5 x 4-bed dwellings with amenity areas. Creation of new vehicular and pedestrian access and off-street parking areas.	9	0	9
19/00321/FP	Wychelms, Mill Lane, Therfield, SG8 9PR	Erection of two five bedroom dwellings, with associated infrastructure and landscaping works following demolition of existing property.	0	1	-1

19/00343/FP	36 Milestone Road, Hitchin, SG5 2SY	Part two storey, part single storey rear extension, change of external materials and front and side canopy's to facilitate conversion of existing dwelling to two 2-bed flats. Provision of additional parking.	2	1	1
19/00427/PNM	55 Nightingale Road, Hitchin, SG7 5PN	Conversion of shop (Class A1) to a two bedroom ground floor flat (Class C3) with associated external works and parking provisions	1	0	1
19/00774/FP	40 Roman Lane, Baldock, SG7 6PN	Erection of two storey, four bedroom house following demolition of existing bungalow, with all associated ancillary works.	1	1	0
19/00880/FP	4 Milestone Road, Hitchin, SG5 2SZ	Part two storey and part single storey rear extension; erection of side canopy and all associated ancillary works, to facilitate conversion of existing dwelling into two 2 bedroom flats.	2	1	1
19/00990/LDCE	The Coach House, Southern Green, Rushden, SG9 0SX	Continued use of residence as separate dwelling	1	0	1
19/01396/FP	21 Pinnocks Lane, Baldock, SG7 6DF	Erection of two 3-bed dwellings following demolition of existing dwelling. (Amended plan received 11/11/19).	0	1	-1
19/01732/FP	31 St Albans Road, Codicote, SG4 8UU	Erection of three 3-bed dwellings including parking following demolition of existing dwelling.	0	1	-1
19/01925/FP	Land Between Little Orchard, And The Coach House, Todds Green	Erection of one detached 4-bed dwelling and detached double garage following demolition of existing barn. Creation of vehicular access off Stevenage Road	1	0	1
19/01942/S73	Land Rear Of, 20-21 Woolgrove Road, Hitchin	Variation to Condition 2 (insertion of rear rooflight and increase in height of dwelling) of planning permission reference number: 17/04424/FP granted 07/03/2019 for erection of a one 2-bed dwelling including creation of new access of Green Lane (as amended by plan nos. PL-01C, PL-02D, PL03B)	1	0	1
19/02047/FP	Land adj, 9 Watton Road, Knebworth, SG3 6AH	Erection of detached five bedroom dwelling and creation of new access, with all associated landscaping and ancillary works	1	0	1
19/02105/LDCE	Barn End, Arnolds Farm, Pottersheath Road, Pottersheath, AL6 9SZ	Continued use of building for C3 residential use known as Barn End	1	0	1
19/02180/LDCE	Hayloft, Pottersheath Road, Welwyn	Continued use of building for C3 residential use known as Hayloft	1	0	1

19/02186/FP	Thistley Farm, Thistley Lane, Gosmore, SG4 7QT	Change of Use of existing residential annexe to one 3-bed detached self contained residential dwelling with provision of garden area and parking together with a gravel driveway connecting dwelling with existing gated access.	1	0	1
19/02301/FP	6 Station Terrace, Hitchin, SG4 9UN	Conversion of existing dwelling into 1 x 1 bed and 1 x 2 bed flats including fenestration alterations and replacement entrance door. Provision of refuse and cycle storage facilities in front garden (as amended by drawing nos. 001A & 002B)	0	1	-1
19/02408/FP	Land Rear Of 66 And 68, Orchard Road, Royston	Erection of six 3-bed terraced dwellings and two 1-bed flats with improvement of an existing access and ancillary works following demolition of numbers 66 and 68 Orchard Road as variation of previously approval Planning Permission 17/01188/1 granted 02/11/2017.	8	0	8
19/02796/FP	12 Melbourn Road, Royston, SG8 7DE	Change of use of existing residential dwelling (C3) to Offices (B1).	0	1	-1
19/02857/FP	Thorns Farm, New Inn Road, Hinxworth, SG7 5HE	Erection of one 5-bed dwelling including attached four bay carport with office space at first floor level following demolition of existing dwelling and detached garage. Change of use of paddock land to garden (variation of permission granted under ref. 19/01478/FP).	0	1	-1
North Hertfordshire Totals:			338	20	318
Report Total:			338	20	318

Appendix C

North Hertfordshire Residential Commitments													
Borough/District Name			North Hertfordst										
Res Commitment On			01/04/2020										
OR Outstanding Loss			01/04/2020										
PP Ref	Address	Application Type	Gross Area	Description	Granted	Lapses	Permission			Commitment			
							Gain	Loss	Net Comm	U/C	N/S	Loss O/S	
Borough/District Name		North Hertfordshire											
- Parish Name		Ashwell											
16/01797/1	Land Rear Of 4-14, Claybush Road, Ashwell, SG7 5RA	Full	1.74	30 dwellings together with associated access, parking, amenity and open space. (Site layout amended by amended plans received 29/01/17 , 23/03/17 and 22/08/17). (Please note plans received on 23/03/17 are only a minor site layout alteration).	25/09/2019	25/09/2022	30	0	30	0	30	0	0
17/01634/1	1, Newnham Way, Ashwell, SG7 5PN	Full	0.13	Erection of 1 x 4 bed detached dwelling including attached double garage following demolition of existing dwelling and garage. Widening of existing vehicular access.	07/09/2017	06/09/2020	1	1	1	1	0	0	
17/02200/1	Land East Of 35, Ashwell Street, Ashwell, SG7 5QR	Full	0.13	Erection of 1 x 2 bed detached single storey dwelling including creation of new vehicular access off of Ashwell Street.	02/03/2018	02/03/2021	1	0	1	0	1	0	
19/00455/FP	Land At The Junction Of, Ashwell Street And Station Road, Ashwell	Full	0.6	Erection of 9 (6 No. Three Bedroom, 3 No. Four bedroom) dwellings with associated parking, amenity space and associated ancillary works, following demolition of existing redundant structures. Creation of new access from Station Road (as amended by plans received on 14/06/19 and 23/07/19)	23/09/2019	23/09/2022	9	0	9	0	9	0	
19/01377/FP	Townsend House, 24 Lucas Lane, Ashwell, SG7 5LN	Full	0.12	Erection of 4 x 3 bed dwellings with creation of new vehicular access off of Lucas Lane (variation of planning permission granted under ref 17/01807/1).	15/08/2019	15/08/2022	4	0	4	4	0	0	
19/01515/FP	Land To The Rear Of, 1-11 Back Street, Dixies Close, Ashwell	Full	0.15	Erection of two 3-bed detached bungalows with associated gardens and parking as variation of permission approved under ref 15/00962/1 (amended by drawings received 14th October 2019).	20/12/2019	20/12/2022	2	0	2	2	0	0	

19/01809/FP	Land Adjacent To, 2 Ashwell Street, Ashwell, SG7 5QF	Full	0.08	Erection of a detached 3 bedroom dwelling, and single garage; ancillary works and, new vehicular access onto Ashwell Street	07/10/2019	07/10/2022	1	0	1	1	0	0
19/02943/FP	Barn Cottage, Popes Farm, Northfield Road, Ashwell, SG7 5JG	Full	0.07	Change of use of annexe to 3-bed dwelling with associated parking and amenity spaces.	31/01/2020	31/01/2023	1	0	1	0	1	0
Ashwell Totals:			3.02						49	8	41	0
- Parish Name												
Barkway												
16/01870/1	Barkway Golf Club, Nuthampstead Road, Barkway, SG8 8EN	Full	0.161	Erection of 1 x 4 bed dwelling with attached double garage and creation of new vehicular access off Nuthampstead Road.	07/06/2017	06/06/2020	1	0	1	0	1	0
Barkway Totals:			0.161						1	0	1	0
- Parish Name												
Barley												
17/02316/1	The Gables, High Street, Barley, SG8 8HY	Full	0.782	Residential development of eight dwellings, garages, parking and landscaping. New access road, car park for existing surgery, relocation of existing electricity substation and double garage and store attached to existing garage for 'Chadwick' (as amended by drawings received 7th November 2017, 11th January 2018, 9th February 2018 and 19th March 2018).	30/05/2018	30/05/2021	8	0	8	0	8	0
18/01395/FP	Fox And Hounds, High Street, Barley, SG8 8HU	Full	0.065	Erection of two 3-bed semi-detached dwellings together with associated parking and amenity space	07/08/2018	07/08/2021	2	0	2	2	0	0
18/01900/FP	Creeve, The Mount, Barley, SG8 8JH	Full	0.39	Erection of 2no. four bedroom dwelling and 2no. car port, with associated ancillary works and creation of a new access to highway. (Amended plans received 25/10/2018)	06/11/2018	06/11/2021	2	0	2	2	0	0
18/03295/FP	Foxacre, High Street, Barley, SG8 8HX	Full	0.36	Erection of two detached four bedroom dwellings, following demolition of outbuildings, with all associated landscaping and ancillary works.	12/04/2019	12/04/2022	2	0	2	2	0	0
19/02848/FP	Wells Cottages, Smiths End Lane, Barley	Full	0.25	Erection of one 5-bed detached dwelling following demolition of existing dwelling.	23/01/2020	23/01/2023	1	2	-1	0	1	-2
Barley Totals:			1.847						13	6	9	-2
- Parish Name												
Bygrave												
17/02276/1	Parkwood Lodge, Church lane, Bygrave, Baldock, SG7 5EQ	Full	0.18	Erection of one 4 bedroom dwelling and associated works following demolition of existing house	09/11/2017	09/11/2020	1	1	1	1	0	0

18/01458/FP	41, Ashwell Road, Bygrave, SG7 5DY	Full	0.27	Two storey side and rear extension, single storey rear conservatory extension. Internal alterations, associated ancillary works and change of use to facilitate splitting of property into two separate dwellings.	02/08/2018	02/08/2021	2	1	2	2	0	0
18/02398/FP	Land R/O, 55 Salisbury Road, Baldock, SG7 5BZ	Full	0.15	Erection of two bedroom dwelling with associated landscaping and ancillary works.	31/10/2018	31/10/2021	1	0	1	1	0	0
Bygrave Totals:			0.6						4	4	0	0
- Parish Name			Codicote									
12/00392/1	Holly Lodge, Danesbury Park Road, Welwyn, AL6 9SH	Full	0.8	Replacement 4-bed dwelling with detached garage following demolition of existing dwelling	11/04/2012	09/04/2015	1	1	1	1	0	0
15/01450/1PN	Barn FF1A, Fairhaven Farm, Slip Lane, Old Knebworth	Prior Approval	0.015	Change of use of agricultural barn to residential use and alterations to fenestration	15/07/2015	20/03/2023	1	0	1	0	1	0
15/03043/1	131 High Street, Codicote, SG4 8UB	Full	0.1	1 detached 5-bed dwelling and 2 x 4-bed dwellings as semi-detached pair together with associated amenity space and parking following demolition of all existing industrial buildings. (Amended plans received 27/01/16, 02/02/16, 08/02/16 and 26/02/16).	22/04/2016	21/04/2019	3	0	3	2	1	0
17/01686/1	Hawthorn House, Cowards lane, Codicote, Hitchin, SG4 8UN	Full	0.066	Erection of one 4 bed dwelling with single integral garage and basement following demolition of existing dwelling including widening of existing vehicular access. (amended plans received 08 August 2017)	05/10/2017	05/10/2020	1	1	1	1	0	0
17/02025/1	Node Park, Hitchin Road, Codicote	Full	2.55	Demolition of partially constructed dwelling and associated garage and erection of 2 dwellings with associated access, parking, gardens and partial rebuilding of existing garden wall	19/01/2018	19/01/2021	2	0	2	0	2	0
17/04003/FP	Bradley Springs, Hitchin Road, Codicote, SG4 8TH	Full	0.21	Conversion of existing courtyard barns to single residential unit together with various repair, refurbishment and extensions. Creation of associated carparking and residential curtilage (as amended by plans received 26th March 2018).	17/04/2018	17/04/2021	1	0	1	0	1	0

19/02051/FP	Old Generator House, Mill Lane, Hexton	Full	0.16	Change of Use and conversion of vacant farm workshop to create two small apartments for occupation by the Estate Under Game-keepers. Provision of vehicular access and parking area. (As amended by drawings received 3rd March 2020).	18/03/2020	18/03/2023	2	0	2	0	2	0
Hexton Totals:			0.16						2	0	2	0
- Parish Name				Hinxworth								
15/00892/1	Land Adjacent To Cantlebury, Chapel Street, Hinxworth	Full	0.17	Single storey side extension and conversion of store building onto 1 x 2 bed residential dwelling with creation of new vehicular access off Chapel Street (as amended by plan received 15 June 2015).	29/06/2015	28/06/2018	1	0	1	1	0	0
18/03209/FP	Brookside, Great North Road, Hinxworth, SG7 5EX	Full	0.5	Two storey side and rear extensions following partial demolition of existing building to form new accommodation in association with the neighbouring Redwings Lodge Hotel. To also include the alteration and extension to existing car park, with all associated landscaping and ancillary works. (Amended plans received 01/02/19).	13/02/2019	13/02/2022	0	1	-1	0	0	-1
19/02857/FP	Thorns Farm, New Inn Road, Hinxworth, SG7 5HE	Full	0.14	Erection of one 5-bed dwelling including attached four bay carport with office space at first floor level following demolition of existing dwelling and detached garage. Change of use of paddock land to garden (variation of permission granted under ref. 19/01478/FP).	10/01/2020	10/01/2023	1	1	1	1	0	0
Hinxworth Totals:			0.81						1	2	0	-1
- Parish Name				Holwell								
15/03230/1	Sunvale, Bedford Road, Holwell, SG5 3RX	Full	0.248	erection of one new detached dwelling, associated landscaping and vehicle parking following demolition of existing residential outbuildings.	23/01/2016	23/01/2020	1	0	1	1	0	0

17/02435/1	Garage Compound Rear Of 1-7, Rands Meadow, Holwell	Full	0.32	Residential redevelopment of site to provide 8 dwellings comprising of 1no. 3 bed house, 5no. 2 bed houses and 2no. 2 bed bungalows alterations to existing vehicular access onto Rand's Meadow, associated car parking spaces and ancillary works following demolition of existing timber framed garages.	27/03/2018	27/03/2021	8	0	8	0	8	0
18/00044/FP	Land At 1 Rands Cottages, Holwell Road, Holwell, SG5 3SP	Full	0.06	Terrace of 3 x 3-bed dwellings together with associated parking and vehicular access from Holwell Road and all other ancillary works (as amended by drawings 03A; 04A, + 05A)	18/06/2018	18/06/2021	3	0	3	3	0	0
18/01186/FP	Lordship Farm, Pirton Road, Holwell, SG5 3SS	Full	0.37	Conversion of a grade II listed building and associated curtilage listed building to two semi-detached residential dwellings including demolition of modern extension and replacement single storey extension. Conversion of further un-listed agricultural building to two semi-detached residential dwellings following its part-demolition and extension. Use of cart shed for covered parking. Associated car parking and landscaping, Minor alteration to existing vehicular access and partial widening of access road (as amended by drawings received 04/09/2018).	27/09/2018	27/09/2021	4	0	4	0	4	0
19/01135/FP	Barn To The West Of, Bedford Road, Holwell	Full	0.04	Conversion of existing barn to one 4-bed dwelling (as amended by plans received 23/07/2019)	04/09/2019	04/09/2022	1	0	1	0	1	0
19/01213/FP	Brookside, Bedford Road, Holwell	Full	0.047	Erection of one detached 4-bed dwelling with associated garden and parking area (following demolition of existing garage) (as amended by plans received 31 July 2019, 5 and 19 September 2019).	24/09/2019	23/09/2022	1	0	1	0	1	0
19/02667/FP	Conifer Dell, Ramerick Nursery, Bedford Road, Holwell, SG5 3RX	Full	0.13	Erection of one detached 4-bed dwelling, detached double garage and garden shed	07/02/2020	07/02/2023	1	0	1	0	1	0
19/02963/PNQ	Lordship Farm, Pirton Road, Holwell, SG5 3SS	Prior Approval (Class Q)	0.06	Prior Approval Notification - Class Q: Conversion of agricultural building into two 4-bed dwellings.	31/01/2020	31/01/2023	2	0	2	0	2	0
Holwell Totals:			1.275						21	4	17	0

- Parish Name		Ickleford											
14/03254/1	Land adjacent 149, Arlesey Road, Ickleford, SG5 3TL	Reserved Matters	0.05	Part single part 1 1/2 storey 4 bedroom dwelling (all matters reserved)	29/01/2015	28/01/2018	1	0	1	1	0	0	
19/01758/FP	Land To The East Of Bedford Road And West Of Old Ramerick Ma, Bedford Road, Ickleford	Full	6.82	Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	22/10/2022	144	0	144	10	134	0	
19/02242/FP	land adj, 7 Raymond Cottages, Upper Green, Ickleford, SG5 3YE	Full	0.03	Erection of one 3-bed dwelling	12/11/2019	12/11/2022	1	0	1	1	0	0	
Ickleford Totals:			6.9						146	12	134	0	
- Parish Name		Kelshall											
18/01961/PNQ	Barns at Manor Farm, Church Lane, Kelshall, SG8 9SP	Full	0.078	Conversion of agricultural buildings into three residential dwellings	19/10/2018	19/10/2021	3	0	3	0	3	0	
18/02422/FP	Unit 1 Bewlay, Royston Road, Slip End, SG7 6SF	Full	0.09	Erection of four bedroom house with annexe and detached garage, associated ancillary and landscaping works (as a variation to permission approved under 13/00452/1).	10/12/2018	10/12/2021	1	0	1	0	1	0	
Kelshall Totals:			0.168						4	0	4	0	
- Parish Name		Kimpton											
13/01815/1	Water Tower, Priors Wood, Bibbs Hall Lane, Ayot St Lawrence	Full	0.16	Conversion of Water Tower to 2 bedroom dwelling with external hydraulic lift, associated works and access road. (Amended plans received 22/10/13).	18/11/2013	17/11/2016	1	0	1	1	0	0	
17/00464/1	Land adj, Half Moon Lodge, Lawrence End Road, Peters Green, LU2 9QD	Full	0.075	Raise roof of existing detached double garage and store by 1 metre, insert front dormer window, replace garage doors with windows and additional windows and door to facilitate conversion to one 2 x bedroom dwelling. Single storey side attached log store.	08/02/2018	08/02/2021	1	0	1	0	1	0	
18/00391/FP	Blue Cross, Kimpton Bottom, Kimpton, SG4 8EU	Full	0.96	Remodelling of Animal Re-Homing Centre and creation of replacement access, alterations to layout of external areas to include demolition, alteration and replacement of existing buildings and replacement of septic tanks with small package treatment plant.	16/04/2018	16/04/2021	2	1	1	0	2	-1	
18/00710/FP	10, Brownfield Way, Blackmore End, AL4 8LL	Full	0.2	Erection of one 5-bed dwelling following demolition of existing dwelling.	08/08/2018	08/08/2021	1	1	1	1	0	0	

16/00813/1	Odyssey Health Club, Old Knebworth Lane, Knebworth, SG2 8DU	Full	3.94	Residential redevelopment of the site to provide 70 dwellings (14 x 2 bedroom houses; 19 x 3 bedroom houses and 9 x 4 bedroom houses; 16 x one bedroom apartments; 12 x 2 bedroom apartments), associated landscaping, car parking and the creation of a new vehicular access off the B197 Stevenage Road following demolition of the former indoor bowling building and several ancillary buildings. Rearrangement of the existing car parking provision for existing Odyssey Health and Racquet Club to provide 141 car parking spaces and alterations to existing vehicular access to Odyssey Health Club from Old Knebworth Lane.	12/05/2017	11/05/2020	70	0	70	0	70	0
16/03262/1PN	Station House, Station Approach, Knebworth, SG3 6HL	Prior Approval	0.032	Change of use of building (class B1(a) to residential (Class C3) (as amended by drawings received 12/04/2017).	20/04/2017	19/04/2020	10	0	10	10	0	0
17/01622/1	The Station, Station Approach, Knebworth, SG3 6AT	Full	0.1	Erection of 3 storey building to provide 9 x 2 bed flats; conversion and extension of store to 1 bed house and new vehicular access off of Station Approach (as amended by drawings received 12th and 25th October 2017).	16/01/2019	16/01/2022	10	0	10	0	10	0
17/01863/1	146-156 And Land To The Rear Of 142 And 144, London Road, Knebworth	Full	0.49	Demolition of existing buildings and erection of 47 assisted living extra care (Class C2) apartments for the frail elderly, including communal facilities and car parking along with 3 ground floor commercial units (Use A1 or A2) fronting London Road (as amplified by plans and information received on 16 August, 19 September and 18 October 2017)	08/12/2017	08/12/2020	47	0	46	46	0	0
17/02652/1	135A and 143, London Road, Knebworth, SG3 6EX	Full	0.03	Erection of two 2-bed apartments with a ground floor commercial unit (Use Class A1, A2 or A3) including car parking and creation of new vehicular access of London Road (as amended by drawings B003C and B004A received 09/01/2018).	22/03/2018	22/03/2021	2	0	2	0	2	0

17/02838/1	Gardeners Cottage, Knebworth Park, Old Knebworth, SG3 6PY	Full	0.07	Two storey side and rear extension and conversion into 2 dwellings.	15/05/2018	15/05/2021	2	1	1	0	2	-1
18/00742/FP	Rustling End Farm, Rusling End, Codicote, SG4 8TD	Full	0.6	Conversion of two existing outbuildings to create one 2-bed dwelling with separate vehicular access and one 1-bed ancillary annex (to existing farmhouse)	03/07/2018	03/07/2021	1	0	1	0	1	0
18/00992/RM	Hamilton Billiards And Games Co, Park Lane, Knebworth, SG3 6PJ	Reserved Matters	0.14	Reserved matters application for approval of landscaping details for outline planning application 17/00883/1 granted 09.08.2017 for residential development of 10 units comprising 9 x two bed flats, conversion and part two storey/part single storey side extension to existing building at the rear of the site to provide 4 parking spaces and cycle store at ground floor with 1 x 2 bed flat over and 18 car parking spaces within site following demolition of existing buildings. Repairing and raising of existing wall on northern boundary to 2.5 metres in height and repairing and raising of existing wall to western boundary to 2.1 metres in height.	26/07/2018	26/07/2023	10	0	10	10	0	0
19/00497/FP	17 Gun Lane, Knebworth, SG3 6BJ	Full	0.06	Erection of 2no. two storey three bedroom houses following demolition of existing bungalow, with associated landscaping, vehicle parking and ancillary works.	16/04/2019	16/04/2022	2	1	1	0	2	-1
19/00797/FP	R/O, 34 Gun Road Gardens, Knebworth, SG3 6EB	Full	0.02	Erection of one detached 2-bed dwelling with new vehicular access off Crab Tree Road. (as amended by plan no. 2018/1280-2 Rev 2)	21/05/2019	21/05/2022	1	0	1	0	1	0
19/01223/NMA	146-156 And Land To The Rear Of 142 And 144 London Road, Knebworth	Full	0.49	Proposed alterations to community facilities together with various elevational and structural changes (as non material amendments to planning permission reference number: 17/01863 granted 08/12/2017)	11/06/2019	11/06/2022	1	0	1	1	0	0
19/01576/FP	Land adj, 1 Gun Road Gardens, Knebworth, SG3 6ED	Full	0.05	Erection of one 2-bed dwelling with associated parking and parking for No. 1 Gun Road Gardens	21/08/2019	21/08/2022	1	0	1	0	1	0
19/02166/FP	R/O, 15 Wadnall Way, Knebworth, SG3 6DU	Full	0.04	Erection of one 3-bed dwelling and creation of vehicular access	19/11/2019	19/11/2022	1	0	1	0	1	0

19/02489/FP	The Surgery, Station Road, Knebworth, SG3 6AP	Full	0.08	First floor rear extension and conversion of existing doctors surgery into 6 x 1-bed flats including parking and amenity space	17/12/2019	17/12/2022	6	0	6	0	6	0
19/03022/FP	15 Wadnall Way, Knebworth, SG3 6DU	Full	0.02	Erection of one attached 2-bed dwelling following partial demolition of existing single storey rear extension of existing dwelling.	30/03/2020	30/03/2023	1	0	1	0	1	0
Knebworth Totals:			6.162						162	67	97	-2
- Parish Name		Langley										
18/00236/PNQ	Barn At Langley End And To The West Of Bathgate House, Hill End Farm Lane, Langley	Prior Approval	0.099	Change of use of agricultural building to one 3 bedroom dwelling and external alterations involving the installation/replacement of windows, doors, roofs and exterior walls.	12/03/2018	12/03/2021	1	0	1	0	1	0
Langley Totals:			0.099						1	0	1	0
- Parish Name		Lilley										
18/02455/FP	Ralphs Farm, West Street, Lilley, LU2 8LH	Full	0.28	Conversion of existing barns to form 7 dwellings together with associated access, parking, amenity space and landscaping.	11/01/2019	11/01/2022	7	0	7	7	0	0
Lilley Totals:			0.28						7	7	0	0
- Parish Name		North Hertfordshire District NCP										
10/00715/1	121-123 Norton Way South, Letchworth, SG6 1SU	Full	0.07	Conversion and alterations of 3 storey office building to provide 2 x 4 bedroom dwellings involving single storey side extensions to north and south elevations and addition of solar panels to rear roof slope, 4 bay detached car port, new vehicular access onto Openshaw Way after closure of existing access and ancillary works following demolition of existing rear extension and garage.	10/06/2011	02/06/2014	2	0	2	2	0	0
12/02225/1	Hitchin Rugby Football Club,, King George V Playing Field, Old Hale Way, Hitchin, SG5 1XL	Full	0.47	Refurbishment and pitched roof to Clubhouse. Single storey buildings following phased demolition of existing hall and ancillary rooms. Replacement two bedroom flat. Car parking and cycle spaces; bin store facilities and landscaping	14/11/2012	13/11/2015	1	1	0	0	1	-1

14/01080/1	Garden Square Shopping Centre, Leys Avenue, Letchworth Garden City	Full	0.98	Change of use, conversion and extension of Commerce House including addition of third floor to provide 21 x 2 bed apartments and 5 x 1 bedroom apartments at upper levels, following partial demolition of existing building. Demolition of 23/25 Leys Avenue and erection of three storey building comprising 275 sq m flexible Class A1-A4 floorspace at ground floor and 10 x 2 bedroom apartments and 2 x 1 bedroom apartments at upper levels. Demolition of existing outbuilding on land adjacent to 21 Leys Avenue and erection of a three storey building with accommodation in roof space comprising 224 sq m flexible Class A1-A4 floorspace at ground floor and 5 x 2 bed apartments and 4 x 1 bed apartments at upper levels. Demolition of covered entrance to Garden Square Shopping Centre, associated car parking spaces and ancillary works.	24/02/2015	23/02/2018	47	2	47	47	0	0
15/00434/1	Rear of 36, Bucklersbury, Hitchin, SG5 1BG	Full	0.05	Rebuild barn following demolition of existing to provide 1 x two-bedroom dwelling; erection of 1 x two-bedroom detached dwelling and provision of associated parking. Access through existing archway off Bucklersbury.	05/05/2017	04/05/2020	2	0	2	2	0	0
15/02735/1	6-12 (even nos.) Station Road, Letchworth Garden City, SG6 3AU	Full	0.059	Part three storey and part second storey rear extension to provide 2 x 2-bed flats, 4 x 1-bed flats and office extension (Use Class A2). Provision of 6 car parking spaces and bin storage following demolition of detached garages. (Amended plans received 21/12/15).	24/12/2015	23/12/2018	6	0	4	4	0	0
15/02769/1PN	8 & 12 Station Road, (first floor 6-12 Station Road), Letchworth Garden City, SG6 3AU	Prior Approval	0.079	Prior Approval Notification - Part 3, Class O: Change of use of first floor office accommodation (Use Class B1(a)) to residential (Use Class C3) to provide 2 x 1 bedroom flats	21/12/2015	21/12/2018	2	0	2	2	0	0

16/01932/1	Land to the rear of 44, Wymondley Road and 1 The Aspens, Hitchin, SG4 9PR	Full	0.34	Erection of 4 x 4 bedroom detached dwellings with garages. Erection of detached garage and two storey side extension to 1 The Aspens (as amended).	30/06/2017	29/06/2020	4	0	4	4	0	0
16/02395/1PN	Dorchester House, Station Parade, Letchworth Garden City, SG6 3AW	Full	0.088	Prior Approval Notification: Change of use of first and second floors from offices (Use Class B1) to residential (Use Class C3) to provide 18 x 1 bedroom apartments	10/11/2016	10/11/2019	18	0	18	18	0	0
16/02707/1	St Michaels House, Norton Way South, Letchworth Garden City, SG6 1NY	Full	0.2	Erection of two storey building to provide 12 x 2 bedroom flats with associated parking, landscaping, cycle and bin stores and ancillary works following demolition of existing office building (as amended).	15/09/2017	14/09/2020	12	0	12	0	12	0
16/02727/1	31A Whitehorse Street, Baldock, SG7 6QF	Full	0.005	Change of use of ground floor shop/office to a 1 bedroom flat.	14/07/2017	13/07/2020	1	0	1	0	1	0
16/02915/1	Land At, Hamonte, Jackmans Estate, Letchworth Garden City, SG6 2PS	Full	0.8	3/4 storey building to provide 71 x 2-bedroom assisted living apartments together with communal facility and amenity area, provision of refuse & cycle store and 76 parking spaces for residents, staff and visitors and all associated works following demolition of existing 39 unit sheltered apartment scheme (as amended by plans received on 5th April 2017).	26/05/2017	25/05/2020	71	39	71	71	0	0
16/03128/1	Block B, Latchmore Court, Brand Street, Hitchin, SG5 1HX	Full	0.11	Alterations to external appearance of Building B pursuant to planning permission 14/02076/1 granted permission 21/08/2015; creation of mezzanine floor to former library building to create additional bedroom space; provision of external waste enclosure (as amended)	21/04/2017	20/04/2020	13	0	13	0	13	0
17/00173/1	21 High Street, Baldock, SG7 6BD	Full	0.103	Change of use of former office building to provide 5 flats (1 x 1-bed, 3 x 2-bed and 1 x 3-bed) on the ground, first and second floors with basement level storage, associated internal works, removal of front entrance ramp, front railings, car parking, rear mechanical gate, landscaping and ancillary works. (Amended and additional plans received 10/05/17, 26/05/17 & 17/07/17)	09/08/2017	08/08/2020	5	0	5	5	0	0

17/00348/1	71-81 Hermitage Road, Hitchin	Full	0.11	Addition of two storeys to existing building to provide 7 x 2-bed flats (floors 3 and 4); change of use of ground floor of No. 80 to A1 shop unit and entrance hallway, change of use of first floor of No. 80 Hermitage Road from A3 to C3 to provide 1 x studio flat; existing second floor flat of No. 74 Hermitage Road converted to 1 x studio flat and 1 x 1-bed flat; re-clad external elevations of existing building; provision of new stair and lift tower and associated refuse and recycling store. (As amended by plan nos. 3183 01B, 10H, 12D, 15 F, 16C, 22)	24/07/2017	23/07/2020	10	1	9	0	10	-1
17/00528/1	Dorchester House, Station Parade, Letchworth Garden City, SG6 3AW	Full	0.09	Addition of a third floor to existing building to provide 3 x 1 bedroom flats and 1 x 2 bedroom flat with external refurbishment works. (Amended plans received 28/07/17, 31/07/17 & 01/08/17)	03/08/2017	02/08/2020	4	0	4	4	0	0
17/00592/1	Aby Cottage, Park Street, Baldock, SG7 6DY	Full	0.07	Two 4 x bed detached dwellings following demolition of existing dwelling. New accesses off Park Street and associated parking (amended plans received 30/10/2017).	19/12/2017	19/12/2020	2	1	2	2	0	0
17/00620/1	1a, Kings Road, Hitchin, SG5 1RD	Full	0.02	Residential development of 5 units comprising 1 x 2-bed flat and 4 x 1-bed flats together with associated bike storage, bin storage and amenity space following the demolition of existing MOT garage	08/05/2017	07/05/2020	5	0	5	0	5	0
17/00633/1	6, Sun Street, Hitchin, SG5 1AE	Full	0.02	Change of use of ground floor from Use Class A1(Shops) to Use Class A3 (Restaurant with ancillary take away). Change of use of first and second floors from Use Class A1 to Use Class C3 (residential) to provide 2 x 2 bedroom flats and 1 x 1 bedroom flats and ancillary works. (As amended by site location plan received 24/4/17 and drawing nos. SUN/17/02A, SUN/17/03A and SUN/17/04 received 5/5/17).	15/05/2017	14/05/2020	3	0	3	0	3	0
17/01013/1	Land at 59, Benslow Rise, Hitchin, SG4 9QY	Full	0.06	Erection of one detached 3-bedroom dwelling including basement and creation of new access from Benslow Rise.	12/06/2017	11/06/2020	1	0	1	1	0	0

17/01162/1	7, Highbury Road, Hitchin, SG4 9RW	Full	0.04	Conversion of existing first, second and third floor accommodation into 2no two bedroom flats, with rear dormer window (as amended).	07/07/2017	06/07/2020	2	1	1	2	0	-1
17/01496/1	Legion House, Paynes Park, Hitchin, SG5 1EH	Full	0.05	Residential development comprising 3-storey building to provide 3 x 1 and 9 x 2-bed flats together with all associated works and bin and cycle store following demolition of existing building	19/12/2017	19/12/2020	12	0	12	12	0	0
17/01670/1	Land Adjoining 3, Priory Way, Hitchin	Full	0.17	Detached 5 bedroom dwelling with detached triple garage with first floor. New access from Priory Way.	17/08/2017	16/08/2020	1	0	1	0	1	0
17/01685/1	38, Walsworth Road, Hitchin, SG4 9SU	Full	0.02	Two storey rear extension and conversion of existing HMO to 4 flats (2 x 1 bed and 2 x 2 bed flats)	08/09/2017	07/09/2020	4	8	-4	0	4	-8
17/01756/1	Radcliffe Arms, 31 Walsworth Road, Hitchin, SG4 9ST	Full	0.038	Erection of two 4 bed semi-detached dwellings following demolition of outbuildings. Creation of two vehicular crossovers. (As amended by plan nos 01A, 02A, 03A and 04A).	31/10/2017	30/10/2020	2	0	2	0	2	0
17/01777/1	123 Western Way, Letchworth Garden City, SG6 4SL	Full	0.02	Erection of 1 x 2 bed dwelling following demolition of existing garage (as amended by site plan revision D received 22/08/2017 and drawings 28417/04A, 05A & 06A received 31/08/2017.	05/09/2017	05/09/2020	1	0	1	0	1	0
17/01879/1PN	5 Paynes Park, Hitchin, SG5 1EH	Prior Approval	0.019	Change of use from Use Class B1 (Office) to Use Class C3 (residential) to provide 2 x 2 bedroom flats	16/11/2017	16/11/2020	2	0	2	0	2	0
17/01886/1	5, Paynes Park, Hitchin, SG5 1EH	Full	0.019	Construction of additional storey with new pitched roof to provide 1 x 1 bed and 1 x 2 bed flats. Replacement of outbuilding with single story rear extension to existing dental practice at ground floor level.	24/11/2017	23/11/2020	2	0	2	0	2	0
17/02180/1	Site Of Former Lannock Primary School, Whiteway, Letchworth, SG6 2PP	Outline	2.18	Outline application (all matters reserved except access) for residential development up to 44 dwellings	29/03/2018	29/03/2021	44	0	44	0	44	0

17/02189/1	47-49, Walsworth Road, Hitchin	Full	0.06	Erection of one 2 bedroom bungalow following demolition of existing shed. Proposed three storey rear extension to numbers 47 - 49 Walsworth Road to create two 2 bedroom flats and one 1 bedroom flat. Associated parking and ancillary works including cycle and bin storage (as amended by plan nos. PL02C + PL01D)	15/12/2017	15/12/2020	4	0	4	0	4	0
17/02338/1	14 - 15, Bancroft, Hitchin, SG5 1JQ	Full	0.02	Change of use and conversion of first and second floor accommodation to create two self contained 2 bed flats.	07/03/2018	07/03/2021	2	0	2	0	2	0
17/02423/1	19, Russells Slip, Hitchin, SG5 2BJ	Full	0.13	Erection of 1 x 3 bed dwelling following demolition of existing dwelling and outbuildings (as amended by drawings received 5th March 2018).	19/03/2018	19/03/2021	1	1	1	0	1	0
17/02705/1	50, Leys Avenue, Letchworth Garden City, SG6 3EQ	Full	0.08	Conversion, extension and alterations to building involving three storey rear extension with basement parking for 11 cars and first floor glazed link between extension and existing building following demolition of two storey rear extension. Change of use of ground floor to include Use Classes A1, A3 (Restaurant) and D1 and provision of 7 x 2 bedroom and 3 x 1 bedroom flats over. Insertion of 3 dormer windows and 3 roof lights in existing rear roof slope, raised ground floor terrace at rear and ancillary works.	20/02/2018	20/02/2021	10	3	7	0	10	-3
17/02760/1PN	26B, Bancroft, Hitchin, SG5 1JW	Prior Approval	0.057	Prior approval notification - Class O: Change of use from Use Class B1(a) (offices) to Use Class C3 (residential) to provide 4 number 2 bedroom and 2 number one bedroom flats	07/12/2017	07/12/2020	6	0	6	6	0	0
17/04008/FP	38-39, Bucklersbury, Hitchin	Full	0.03	Proposed alterations and conversion of first and second floor offices above existing shop to form 6 x one bedroom flats (as amended by drawings PL103A, PL104A and PL203A received 09/05/2018).	16/05/2018	16/05/2021	6	0	6	0	6	0
17/04108/FP	31-37, Church Street, Baldock, SG7 5AF	Full	0.04	Construction of new 4 bed dwelling including 1 new off street parking space following demolition of existing properties (31-37 Church Street)	06/03/2018	06/03/2021	1	4	-3	0	1	-4

17/04422/FP	The Lord Lister Hotel, 1 Park Street, Hitchin, SG4 9AH	Full	0.007	Erection of detached two storey building to provide manager's flat over existing parking bays	18/06/2018	18/06/2021	1	0	1	0	1	0
18/00191/RM	Hitchin Cricket Ground, Lucas Lane, Hitchin, SG5 2JA	Reserved Matters	1.3	Reserved matters application for erection of 27 dwellings with access from Lucas Lane including scale, layout, design and landscaping (following the granting of outline planning permission reference 15/00192/1 granted 22/03/2016 - DEVELOPMENT A only)	20/07/2018	20/07/2023	27	0	3	3	0	0
18/00422/FP	47, Salisbury Road, Baldock, SG7 5BZ	Full	0.17	Residential development comprising 2 x 4-bed houses and 2 x 2-bed bungalows together with associated vehicular access, parking and all other works	05/06/2018	05/06/2021	4	0	4	0	4	0
18/00524/FP	8, Whitehorse Street, Baldock, SG7 6QN	Full	0.06	Alterations and Conversion of Grade II listed Hotel and Public House to form 5 residential units, resizing of existing commercial space and construction of associated cycle and refuse storage within car park. Demolition of existing steel stair/gantry and single storey side extension. (Amended plans received 30/04/18, 30/05/18 and 10/09/18).	12/09/2018	12/09/2021	5	0	5	5	0	0
18/00570/FP	22, Salisbury Road, Baldock, SG7 5BY	Full	0.024	Erection of 3 bedroom dwelling with addition of two roof lights in south elevation to provide habitable accommodation in loft space and ancillary works following demolition of existing single storey side extension (as a variation of planning permission ref no. 17/02647/1 granted on 19 December 2017)	11/04/2018	11/04/2021	1	0	1	1	0	0
18/00627/FP	19A, Hermitage Road, Hitchin, SG5 1BT	Full	0.01	Conversion of first and second floor accommodation from one 5-bed flat over two floors to two separate 2-bed flats and replacement front and rear windows.	08/05/2018	08/05/2021	2	1	1	0	2	-1
18/00749/FP	221, Cambridge Road, Hitchin, SG4 0JR	Full	0.03	Erection of one 2-bed dwelling including creation of new vehicular access off Millard Way	11/05/2018	11/05/2021	1	0	1	0	1	0

18/00861/FP	161, Stevenage Road, Hitchin, SG4 9DX	Full	0.04	Detached 4-bed dwelling with associated landscaping and 4 parking spaces to serve existing and proposed dwellings (as amended by drawings received 15/06/2018).	27/06/2018	27/06/2021	1	0	1	0	1	0
18/01124/FP	Land Adjacent To 46, Campers Avenue, Letchworth Garden City	Full	0.034	Erection of one, two bedroom bungalow, provision two car parking spaces, with associated landscaping and ancillary works (as a revision to previously granted application 16/00036/1).	19/06/2018	19/06/2021	1	0	1	1	0	0
18/01200/FP	17, Pix Road, Letchworth Garden City, SG6 1PU	Full	0.043	Conversion of existing 5-bed dwelling into one 3-bed and one 2-bed dwellings including a single storey rear extension (as amended by plans and elevations received 11 July 2018).	20/08/2018	20/08/2021	2	1	1	0	2	-1
18/01262/FP	Land Adjacent To 1, West Avenue, Baldock, SG7 5AX	Full	0.05	Erection of one 2-bed bungalow including new vehicular access off West Avenue.	16/07/2018	16/07/2021	1	0	1	0	1	0
18/01292/FP	2, Walsworth Road, Hitchin, SG4 9SP	Full	0.08	Erection of one 2-bed dwelling and conversion of existing garage/storage building to provide one 3-bed flat.	03/07/2018	03/07/2021	2	0	2	0	2	0
18/01462/FP	Garage Block, The Tene, Baldock, SG7 6DG	Full	0.06	2 x 3-bed dwellings (as semi-detached pair) together with associated works and car parking following demolition of existing garages.	03/01/2019	03/01/2022	2	0	2	0	2	0
18/01660/FP	Land Rear Of, 45-47 Chiltern Road, Baldock	Full	0.05	Erection of 4 x 2 bed terraced houses. (Amended plans received 03/09/18) AMENDED DESCRIPTION	23/10/2018	23/10/2021	4	0	4	0	4	0
18/01850/FP	Lloyds Bank Chambers, 3 High Street, Baldock, SG7 6AZ	Full	0.04	Change of use and internal and external alterations, extensions and ancillary associated works to facilitate creation of 2 No. two bed flats and 3 No. one bed flats. Change of use of part of ground floor for A1 use.	15/10/2018	15/10/2021	5	0	5	0	5	0
18/02190/PNO	19 Leys Avenue, Letchworth, SG6 3EB	Full	0.03	Change of use of building from office use (Class B1(a)) to two 1 bed flats (Class C3)	05/10/2018	05/10/2021	2	0	2	0	2	0
18/02201/FP	Land adj The Brambles, 45 Radburn Way, Letchworth Garden City, SG6 2JW	Full	0.017	Erection of two bedroom bungalow with associated ancillary works.	04/10/2018	04/10/2021	1	0	1	0	1	0

18/02433/FP	65 Bury Mead Road, Hitchin, SG5 1RT	Full	0.29	Residential development comprising of three blocks of flats to provide 21 dwellings (15 x 2 bedroom flats, 6 x 1 bedroom flats) including 42 parking spaces and replacement vehicular access (as amended by drawing 2017-53-PL.001A received 06/11/2018).	19/06/2019	19/06/2022	21	0	21	0	21	0
18/02809/FP	Land Rear Of 26 And 26B, Bancroft, Hitchin	Full	0.16	Erection of 2 No. five bedroom houses, creation of archway through existing property and two bedroom flat at ground floor level. (At 26b Bancroft), associated vehicular access, garaging, auxiliary car parking and landscaping.	13/12/2018	13/12/2021	3	0	3	3	0	0
18/02938/FP	Land Adjacent To Territorial Army Centre, Icknield Way, Letchworth Garden City	Full	0.11	Erection of three storey building comprising of 9 No. flats (4 No. two bedroom and 5 No. one bedroom) including landscaping and car parking following demolition of existing building (as amended by plans received on 17 January 2019).	13/02/2019	13/02/2022	9	0	9	9	0	0
18/02977/FP	Land adj, 24a Brampton Park Road, Hitchin, SG5 1XF	Full	0.06	Erection of one 4-bed dwelling and detached garage (as amended by drawings received 31/01/2019 and 19/02/2019).	21/02/2019	21/02/2022	1	0	1	0	1	0
18/03061/FP	Land North Of, 24 The Chilterns, Hitchin	Full	0.04	Erection of one detached 4-bed dwelling with associated car parking and landscaping	09/01/2019	09/01/2022	1	0	1	0	1	0
18/03080/FP	Ickleford Bury, Old Hale Way, Hitchin, SG5 3UW	Full	0.3	Erection of one 3-bed dwelling and double car port following demolition of existing garage block (as amended by drawings received 13th June 2019).	25/09/2019	25/09/2022	1	0	1	0	1	0
18/03081/FP	Land South Of, 1 Arnold Close, Hitchin	Full	0.02	Erection of one 2-bed dwelling with associated garage and parking. Creation of two additional car parking spaces.	21/01/2019	21/01/2022	1	0	1	0	1	0
18/03280/FP	Land Adjacent To Greyfriars And Adjacent To, 1 St Johns Path, Hitchin Hill, Hitchin, SG4 9AJ	Full	0.05	Erection of one single storey 3-bed dwelling including incorporating existing outbuilding (as amplified by drawing KT/EC1V/12 050 003B received 21/01/2019).	21/02/2019	21/02/2022	1	0	1	1	0	0
18/03318/FP	4 Newells, Letchworth Garden City, SG6 2PH	Full	0.02	Demolition of single storey rear extension, erection of replacement single storey rear extension and entrance porch to facilitate conversion of 3 bedroom dwelling into 2No. 1 Bedroom self contained units.	14/02/2019	14/02/2022	2	1	1	0	2	-1

18/03327/FP	60-62 Station Road, Letchworth Garden City, SG6 3BE	Full	0.03	Change of Use from Retail (Class A1) to Retail (Class A1) and Residential (Class C3), to facilitate use of first and second floors as two 1no. bedroom flats and one 2no. bedroom flat, along with all associated ancillary works and demolition of outbuilding to provide parking. (Amended site / block plan with bin store received 08/02/19 and amended elevation plan received 22/02/19).	01/03/2019	01/03/2022	3	0	3	0	3	0
19/00103/FP	R/O, 30a Nightingale Road, Hitchin, SG5 1QU	Full	0.03	Erection of two storey building to provide two 2-bed flats following demolition of existing taxi offices.	18/03/2019	18/03/2022	2	0	2	0	2	0
19/00249/FP	40 Dacre Road, Hitchin, SG5 1QJ	Full	0.03	Erection of one terrace of three 2-bed dwellings following demolition of existing bungalow (as amended by drawings PL02C and PL03B received 01/04/2019).	02/04/2019	02/04/2022	3	1	3	3	0	0
19/00253/FP	53 - 55 Benslow Rise, Hitchin	Full	0.24	Erection of two 4-bed detached dwellings, parking, amenity space and landscaping, with access from Benslow Rise. Part demolition and extensions to 53 Benslow Rise, with alterations to 55 Benslow Rise. (as amended 1/4/19)	29/04/2019	29/04/2022	2	0	2	0	2	0
19/00395/FP	The Manor House, Bancroft, Hitchin, SG5 1JW	Full	0.026	Change of Use and conversion of antique showroom to 2-bed dwelling.	23/05/2019	23/05/2022	1	0	1	0	1	0
19/00535/FP	112 Bancroft And, 1-5 Hermitage Road, Hitchin	Full	0.05	Change of use and conversion of first and second floors to create 4 x 1-bed flats and 4 x 2-bed flats. Creation of entrance from Hermitage Road for residential access and demolition of rear outbuilding to form new external access for unit 112 Bancroft.	18/04/2019	18/04/2022	8	0	8	0	8	0
19/00606/FP	Land At The Old Forge, 29A Park Street, Baldock	Full	0.07	Works to facilitate conversion and change of use of existing barn to create single 3 bedroom dwelling, with car ports, parking and amenity space. With all associated landscaping and ancillary works, following demolition of existing garages.	18/09/2019	18/09/2022	1	0	1	0	1	0

19/00687/FP	83 - 85 Whitehill Road, Hitchin, SG4 9HP	Full	0.09	Erection of two detached 4-bed dwellings including parking, amenity space and landscaping with access from Whitehill Road. Erection of detached garage and boundary wall for existing dwelling.	04/07/2019	04/07/2022	2	0	2	0	2	0
19/00970/FP	74 Icknield Way, Baldock, SG7 5AN	Full	0.5	Erection of 52 Senior Living Apartment (Use Class C2) together with communal space, car park, bin stores and landscaping and the relocation of a substation following demolition of existing buildings as amended by plans received on 5 & 16 September 2019).	18/09/2019	18/09/2022	52	0	52	52	0	0
19/01086/FP	51 Walsworth Road, Hitchin, SG4 9SX	Full	0.02	Change of Use of ground floor hot food takeaway (Class A5) to one 2-bed flat (C3 residential), associated alterations to shopfront, new external rear stairs to first floor flat	02/07/2019	02/07/2022	1	0	1	1	0	0
19/01252/FP	Land adj, 20 The Sycamores, Baldock, SG7 5BJ	Full	0.13	Erection of one 4-bed dwelling and detached double garage.	03/12/2019	03/12/2022	1	0	1	0	1	0
19/01256/FP	8 Station Road, Letchworth Garden City, SG6 3AU	Full	0.08	Change of Use of ground floor from B1 (office use) to C3 (residential) to provide two one-bed flats.	31/07/2019	31/07/2022	2	0	2	2	0	0
19/01311/FP	6 Weston Way, Baldock, SG7 6EY	Full	0.023	Erection of one detached 2-bed bungalow with parking and amenity space including relocation of existing parking for 6 Weston Way.	03/02/2020	03/02/2023	1	0	1	0	1	0
19/01396/FP	21 Pinnocks Lane, Baldock, SG7 6DF	Full	0.06	Erection of two 3-bed dwellings following demolition of existing dwelling. (Amended plan received 11/11/19).	02/12/2019	02/12/2022	2	1	2	0	2	0
19/01503/FP	112 Bancroft And, 1-5 Hermitage Road, Hitchin, SG5 1LT	Full	0.04	Conversion of 3rd floor to two 2-bed apartments including insertion of windows, velux and dormer windows.	14/08/2019	14/08/2022	2	0	2	0	2	0
19/01567/FP	Land Rear Of Hitchin Fire Station, St Johns Road, Hitchin,	Full	0.09	Erection of two 3-bed semi-detached dwellings and one 3-bed detached dwelling with associated access, car parking and landscaping (as amended on 16th September 2019).	18/11/2019	18/11/2022	3	0	3	0	3	0
19/01742/FP	8 Sun Street, Baldock, SG7 6QA	Full	0.01	Conversion of first floor from Beauty Salon to one 1-bed flat.	26/09/2019	26/09/2022	1	0	1	0	1	0
19/01788/FP	Land adj, 18 Swinburne Avenue, Hitchin, SG5 2RD	Full	0.02	Erection of one 3-bed dwelling following demolition of existing garage (as amended by plans recieved on 16/09/2019).	25/09/2019	25/09/2022	1	0	1	0	1	0

19/01953/FP	2 - 8 Bucklersbury, Hitchin, SG5 1BB	Full	0.08	Proposed change of use of ground floor of former department store (Class A1) into commercial space providing flexibility of use between Class A1, A2 and A3 uses together with Class B1 office and residential use (Class C3). Part change of use to provide 7 residential units (Class C3) on ground and first floor. Retention of two existing residential units as first and second floor. External alterations including courtyard entrance off Bucklersbury, reinstated courtyard behind and creation of first floor paved courtyard. (as amended on 10.12.19)	06/01/2020	06/01/2023	7	0	7	0	7	0
19/01992/RM	Freeman House, Radburn Way, Letchworth Garden City, SG6 2LH	Reserved Matters	0.31	Reserved Matters application for approval of appearance, landscaping, layout and scale for outline application 16/01613/1 granted 25.08.2016 for residential development comprising of 8 dwellings including new access from Radburn Way following demolition of existing elderly persons' home.	11/11/2019	11/11/2024	8	0	8	0	8	0
19/02144/RM	Orchard Court, Nightingale Road, Hitchin	Reserved Matters	0.095	Reserved Matters application for approval of appearance, landscaping and scale for outline application 19/01163/OP granted 09.07.2019 for one 1-bed basement level dwelling.	22/10/2019	22/10/2024	1	0	1	1	0	0
19/02301/FP	6 Station Terrace, Hitchin, SG4 9UN	Full	0.04	Conversion of existing dwelling into 1 x 1 bed and 1 x 2 bed flats including fenestration alterations and replacement entrance door. Provision of refuse and cycle storage facilities in front garden (as amended by drawing nos. 001A & 002B)	11/11/2019	11/11/2022	2	1	2	2	0	0
19/02333/FP	Land adj, 9 Francis Close, Hitchin, SG4 9EJ	Full	0.016	Erection of one x 3-bed end of terraced house	26/11/2019	26/11/2022	1	0	1	0	1	0
19/02398/FP	Austin House, Queen Street, Hitchin, SG4 9TS	Full	0.062	Creation of third floor and re-cladding of existing building to facilitate the conversion of existing ground floor A1 retail space to flexible commercial space comprising of 3 units of A1-A2 use and conversion of existing first and second floors to provide 3 x 1-bed and 5 x 2-bed flats.	04/12/2019	04/12/2022	8	0	8	0	8	0

19/02458/FP	Land adj, 24 Northfields, Letchworth Garden City, SG6 4QS	Full	0.04	Erection of one attached 3-bed dwelling including additional vehicular crossover off Northfields following demolition of existing detached garage. (Amended plan submitted 05/11/19).	17/12/2019	17/12/2022	1	0	1	1	0	0
19/02850/FP	101 Pixmore Avenue, Letchworth, SG6 1QX	Full	0.016	Ground floor rear extension to create one self-contained one bedroom flat, shop storage area and bike storage building following demolition of existing storage building.	24/01/2020	24/01/2023	1	0	1	0	1	0
19/02912/FP	11 High Street, Baldock, SG7 6AZ	Full	0.02	Change of Use from office (B1) to residential (C3) to provide one 5-bed dwelling (as amended by plans received 05/02/20).	27/02/2020	27/02/2023	1	0	1	0	1	0
82/01005/1	Highover Farm, Hitchin	Full	0.585	63 Dwellings.Phase 1: Approval of details for the erection of 64 houses with garages, parking spaces, estate roads and ancillary works (access from Highover Way). Phase 2: Approval of details of 41 houses, 8 maisonettes, garages, parking spaces, estate road and ancillary works.Phase 3: Approval of details for erection of 23 houses with garages, parking spaces, estate road and ancillary works	17/05/1984	17/05/1987	39	0	0	0	0	0
North Hertfordshire District NCP Totals:			12.595						482	267	236	-21
- Parish Name			Offley									
16/01409/1	Barn adj (40M ESE) The Rookery, Kings Walden Road, Offley	Full	0.05	Two storey front extension; single storey side extension and conversion of redundant barn to 4 bedroom dwelling and ancillary works. Erection of a detached garage	01/08/2016	31/07/2019	1	0	1	1	0	0
18/00572/FP	Land Rear Of The Rookery, Kings Walden Road, Offley, SG5 3DX	Full	0.35	Erection of two 3-bed, three 4-bed and one 5-bed dwellings including new vehicular access off Harris Lane, widening of existing Harris Lane and parking and associated works.	08/05/2018	08/05/2021	6	0	6	6	0	0
18/01509/FP	Land To The South Of, West Lane, Offley	Full	0.3	Erection of one 4-bed dwelling and detached garage and carport (as amended by plan nos. P1.03A + P1.04A)	10/09/2018	10/09/2021	1	0	1	1	0	0

19/00907/FP	Offley Stores, Luton Road, Offley, SG5 3DD	Full	0.14	Demolition of existing buildings on site, replacement of existing shop and flat with new shop two bedroom flat. Additional residential development comprising of erecting 2no. two bedroom houses and 2no. three bedroom houses, with all associated landscaping, parking and ancillary works.	06/08/2019	06/08/2022	5	1	4	0	5	-1
19/01930/FP	Land Adj 9 Home Farm Court, Putteridge Park, Luton, LU2 8NN	Full	0.25	Conversion of ancillary residential building to separate dwelling with associated landscaping and access	03/12/2019	03/12/2022	1	0	1	0	1	0
Offley Totals:			1.09						13	8	6	-1
- Parish Name												
Pirton												
12/01859/1	The Dial, West Lane, Pirton, SG5 3QP	Full	0.095	Hip to gable roof extensions to existing dwelling and insertion of 3 rear dormer windows in rear roof slope to facilitate conversion of loft into habitable accommodation. Erection of detached 4 bedroom dwelling with integral double garage and 2 associated car parking spaces. Widening of existing vehicular access and ancillary works.	19/10/2012	18/10/2015	1	0	1	1	0	0
16/02256/1	Land at Holwell Lane (NHBC), Land Adjacent To Elm Tree Farm, Hambridge Way, Pirton	Reserved Matters	4.29	Reserved matters application for approval of access, appearance, landscaping, layout and scale to serve a residential development of 78 dwellings (31 affordable and 47 private), pursuant to outline planning application 15/01618/1 granted 27.5.16 (as amended).	30/05/2017	29/05/2020	78	0	41	34	7	0
17/01244/1	The Dial, West Lane, Pirton, SG5 3QP	Full	0.082	Erection of 4 bed dwelling following demolition of remaining walls of partly demolished bungalow.	11/07/2017	10/07/2020	1	1	1	1	0	0
17/01693/1	Land rear of 18 and 20, Royal Oak Lane, Pirton, SG5 3QT	Full	0.026	Erection of three bedroom detached house (as amended by plans received 27.9.17)	12/10/2017	11/10/2020	1	0	1	1	0	0
17/02309/1	The Fox, 37, High Street, Pirton, SG5 3PS	Full	0.04	Erection of one number 3 bedroom detached dwelling including creation of new vehicular access off Colemans Close.	19/12/2017	19/12/2020	1	0	1	0	1	0

18/01635/FP	Land Rear Of, 17 Walnut Tree Road, Pirton	Full	0.44	Erection of 8 dwellings comprising two x 2-bed, five x 3-bed and one x 4-bed dwellings associated garaging and landscaping including creation of new vehicular access off Walnut Tree Road (as amended by drawings 2016-37.P.001B, P002E, P005A, P006A, and P007A received 07/01/2019 and drawings ST-2596-01C, 02C, and 03C received 08/01/2019).	28/02/2019	28/02/2022	8	0	8	0	8	0
18/02017/PNQ	West Lane Farm, West Lane, Pirton, SG5 3QP	Prior Approval (Class)	0.115	Change of use of agricultural barn to dwellinghouse (C3)	26/09/2018	26/09/2021	1	0	1	0	1	0
18/02916/RM	Land On The North East Side Of, Priors Hill And Opposite Hill Farm, Priors Hill, Pirton	Reserved Matters	3.75	Residential development comprising of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill.	18/03/2019	18/03/2024	24	0	23	23	0	0
19/00317/FP	11 Royal Oak Lane, Pirton, SG5 3QT	Full	0.13	Erection of one 3-bed dwelling; partial demolition and reconfiguration of existing dwelling to facilitate new vehicular access and driveway to serve detached 3-bed dwelling in rear garden and closing of existing access (as amended by plans received 6th and 17th June 2019)	19/07/2019	19/07/2022	1	0	1	0	1	0
Pirton Totals:			8.968						78	60	18	0
- Parish Name			Preston									
18/01820/FP	Glebe House, Chequers Lane, Preston, SG4 7TY	Full	0.09	Proposed new dwelling on land adjacent to Glebe House.	11/09/2018	11/09/2021	1	0	1	0	1	0
19/00273/FP	Preston Hill Farm, Preston Hill Farm Road, Preston, SG4 7UH	Full	0.434	Conversion of 4 no. barns into residential dwellings (Class C3) comprising 1 x 4-bed, 2 x 3-bed and 1 x 2-bed dwellings. Extension to barn 4 and conversion of outbuildings to garaging and ancillary accommodation. Provision of new hard and soft landscaping new boundary treatment and associated car parking (as amended by drawings received 24th May 2019).	01/07/2019	01/07/2022	4	0	4	0	4	0
19/00977/FP	3 Crunnells Green, Preston, SG4 7UQ	Full	0.12	Erection of one detached 4-bed dwelling (as amended by plans received 24/03/19)	04/07/2019	04/07/2022	1	0	1	0	1	0
19/02938/FP	Land adj Castle Farm, Chequers Lane, Preston, SG4 7TT	Full	0.21	Erection of one 2-bed bungalow	10/02/2020	10/02/2023	1	0	1	0	1	0

Preston Totals:			0.854						7	0	7	0
- Parish Name			Reed									
19/00142/FP	Land Adjacent To, 4 Hobbs Hayes, Blacksmiths Lane, Reed	Full	0.07	Erection of detached three bedroom dwelling with detached single garage, with all associated landscaping and ancillary works.	18/03/2019	18/03/2022	1	0	1	0	1	0
Reed Totals:			0.07						1	0	1	0
- Parish Name			Royston									
08/01858/1	Carrington House, 37 Upper King Street, Royston, SG8 9AZ	Full	0.12	Change of use of ground floor office to one 2 bedroom flat	02/06/2010	02/06/2013	1	0	1	0	1	0
12/01903/1	Site D, Land To North Of, Housman Avenue And Lindsay Close, Royston	Full	1.34	Erection of 39 residential units comprising 1 x 5 bedroom dwelling; 14 x 4 bedroom dwellings; 16 x 3 bedroom dwellings; 2 x 2 bedroom dwellings; 4 x 2 bedroom flats and 2 x 1 bedroom flats with associated internal access arrangements, car parking and landscaping. (Access to the site subject of a separate application ref no. 12/01037/1). (As amended by plans received 22/02/13; 24/04/13 and 13/06/13.)	19/03/2018	19/03/2021	39	0	39	0	39	0
14/03111/1	Land at 47, Baldock Road, Royston, SG8 5BJ	Full	0.061	Erection of 1 x 3 bedroom dwelling with detached double garage	29/01/2015	28/01/2018	1	0	1	1	0	0
16/02049/1	Priory Suite, Upton House, Baldock Street, Royston, SG8 5AY	Full	0.009	Change of use of 'The Francis Hedges Suite' (class B1) to one residential (class C3) bedsit. Erection of internal stud walling, and internal alterations (as amended by plan received 11 April 2017)	19/04/2017	18/04/2020	1	0	1	0	1	0
17/00110/1	Land Surrounding Burloes Cottages, Newmarket Road, Royston	Outline	14.8	Outline application for up to 325 dwellings including single site access and temporary construction access, with all other matters reserved including landscaping (including open space, and pedestrian links), appearance, layout and scale.	28/02/2020	28/02/2023	325	0	325	0	325	0
17/01032/1	34, Victoria Crescent, Royston, SG8 7AX	Full	0.07	Erection of 4 bedroom house with garage following demolition of existing bungalow.	03/07/2017	02/07/2020	1	1	0	0	1	-1
17/01135/1	1 Priory Close, Royston, SG8 7DU	Full	0.14	Erection of 6 x 3 bedroom terraced houses including alterations to the existing vehicular access onto Priory Close and creation of new pedestrian accesses to Newmarket Road, landscaping and ancillary works following demolition of existing dwelling.	26/06/2017	25/06/2020	6	1	6	6	0	0

17/01595/1	33, Melbourn Road, Royston, SG8 7DE	Full	0.05	Erection of one detached 3 bed dwelling with integral garage following demolition of existing garage. Detached single garage for No 33 Melbourn Road. (Amended plans received 12/10/17).	31/10/2017	30/10/2020	1	0	1	1	0	0
17/02627/1	Land East Of Garden Walk and, And North Of Newmarket Road, Garden Walk, Royston	Reserved Matters	9.334	Application for approval of reserved matters comprising of access, landscaping, layout, scale and appearance of Phase 1 the development (pursuant to Outline application 14/02485/1 granted 07/12/2016) as amended by plans received on 22 December 2017; 30 January 2018; 27 March 2018; 18 April 2018; and 02 May 2018.	30/05/2018	30/05/2023	83	0	49	49	0	0
17/04295/FP	Land adj, Mulberry House, Sun Hill, Royston, SG8 9AU	Full	0.09	Erection of one 3-bed dwelling.	12/03/2018	12/03/2021	1	0	1	1	0	0
17/04418/FP	Roysia House, John Street, Royston, SG8 9JH	Full	0.03	Reconfiguration and change of use of upper floors and additional single storey extension to provide 10 residential flats	29/03/2018	29/03/2021	10	0	10	10	0	0
17/04419/FP	Land South Of 1A, Lower Gower Road, Royston	Full	0.37	Demolition of existing buildings to facilitate the erection of 16 residential dwellings with associated access, parking, landscaping and amenity (design amended 16/11/2018).	30/09/2019	30/09/2022	16	0	16	0	16	0
18/00359/RM	Land East Of Garden Walk And North Of Newmarket Road, Garden Walk, Royston	Full	3.86	Reserved Matters application for the approval of landscaping, layout, access, scale and appearance relevant to the implementation of Phase 2 of the development under outline planning permission 14/02485/1 for residential development and community open space with access onto the A505	27/09/2018	27/09/2021	108	0	108	21	87	0
18/00968/FP	Land Adjacent To, 26 Morton Street, Royston	Full	0.03	Erection of 1no. three bedroom, 1no. two bedroom semi detached dwellings, with provision of on site car parking and associated ancillary works.	08/10/2018	08/10/2021	2	0	2	0	2	0
18/01110/FP	Flats 8A 8B And 8C, Upper King Street, Royston, SG8 9AZ	Full	0.02	Internal alterations to facilitate conversion of 3no. existing first and second floor residential units to create 3 x 1 bedroom first floor flats and 1 x 2 bedroom second floor flat (as amended by plans received 19/10/2018).	31/10/2018	31/10/2021	4	3	1	0	4	-3

18/02130/FP	Priory Arcade, 25 Kneesworth Street, Royston, SG8 5AB	Full	0.03	Change of use from A1 (retail) to C3 (residential) to create 2 x 2 bed flats with associated ancillary works (renewed application 15/01600/1).	04/10/2018	04/10/2021	2	0	2	0	2	0
18/03332/FP	Land R/O, 29 Priory Close, Royston, SG8 7DU	Full	0.1	Erection of three bedroom detached bungalow and new driveway with associated ancillary and landscaping works.	18/03/2019	18/03/2022	1	0	1	1	0	0
19/00259/FP	5 Green Drift, Royston, SG8 5DB	Full	0.09	Erection of three detached four bedroom houses with private amenity space and car parking. With all associated infrastructure and ancillary works, following demolition of existing bungalow and outbuildings.	20/03/2019	20/03/2022	3	1	3	2	1	0
19/00386/RM	Land Adjacent And To The East Of McDonalds Restaurant, Baldock Road, Royston, SG8 9NT	Reserved Matters	12.56	Approval for the reserved matters (appearance, landscaping, layout and scale) for 279 dwellings and associated works (permission in outline granted under 16/00378/1). As amended by drawings received 16.09.2019	25/10/2019	25/10/2024	279	0	279	35	244	0
19/00471/FP	31A Market Hill, Royston, SG8 9JT	Full	0.013	Change of use and associated building works to facilitate the conversion of second floor office space to two bedroom short term let accommodation.	24/06/2019	24/06/2022	1	0	1	0	1	0
19/00950/FP	Blackett Ord Court, Stamford Avenue, Royston, SG8 7EB	Full	0.38	Extension to an existing sheltered housing/retirement apartment block and construction of a new sheltered housing/retirement apartment block to provide a total of 17 number new apartments.	18/11/2019	18/11/2022	17	0	17	0	17	0
19/00993/FP	Meridian Works, Barkway Road, Royston, SG8 9NB	Full	0.28	Erection of eight 4-bed dwellings following demolition of existing buildings (as amended by plans received 03/09/19 and 06/09/19).	19/11/2019	19/11/2022	8	0	8	0	8	0
19/01076/FP	40-42 High Street, Royston, SG8 9AG	Full	0.08	Sub-division of existing ground floor retail unit into three separate retail units including alterations to shopfront. Change of use of first floor from storage to residential to facilitate the conversion into eight 1-bed flats. External alterations including new windows and doors and first floor replacement uPVC windows to whole of first floor. (As amended).	17/10/2019	17/10/2022	8	0	8	8	0	0

19/01422/FP	Land Off, Titchmarsh Close, Royston	Full	0.066	Erection of four apartments with associated parking, landscaping and shared access driveway. (Amended plans received 19/07/19).	31/10/2019	31/10/2022	4	0	4	0	4	0
19/01839/OP	Land Adjacent To, 52 Heathfield, Royston, SG8 5BN	Outline	0.065	Erection of two storey detached house (all matters reserved)	03/10/2019	03/10/2022	1	0	1	0	1	0
19/01862/FP	36 Barkway Road, Royston, SG8 9EA	Full	0.25	Erection of eight terraced houses (1 x 2-bed two storey house and 7 x 3-bed three storey houses with integral garages) associated car parking, new vehicular access onto Barkway Road, bin storage areas and ancillary works following demolition of the existing dwelling. (Amended plans received 16/09/19)	17/12/2019	17/12/2022	8	0	8	0	8	0
Royston Totals:			44.238						893	135	762	-4
- Parish Name			Rushden									
19/00771/PNQ	Barn at Shaw Green Farm, Rushden	Prior Approval	0.085	Cou from agricultural building to 4 dwellings with associated permitted works	04/06/2019	04/06/2022	4	0	4	0	4	0
Rushden Totals:			0.085						4	0	4	0
- Parish Name			Sandon									
15/02426/1PN	Rockells Jersey Farm, Green End, Sandon, SG9 0RG	Prior Approval	0.047	Conversion of agricultural building into 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling and external alterations involving the installation/replacement of windows, doors, roofs and exterior walls	26/10/2015	20/03/2023	2	0	2	0	2	0
18/03062/FP	Micklefield, Payne End, Sandon, SG9 0QU	Full	0.03	Conversion of garage to form a separate two storey one bedroom dwelling with the creation of a new access and associated parking - following part demolition of the stable block.	15/01/2019	15/01/2022	1	0	1	0	1	0
20/00227/FP	Land Adjacent To, 15 Payne End, Sandon, SG9 0QU	Full	0.1	Erection of two 3- bed semi-detached dwellings including creation of vehicular crossovers and associated parking.	25/03/2020	25/03/2023	2	0	2	0	2	0
20/00408/FP	Land Adjacent to, 14 Dark Lane, Sandon, SG9 0QT	Full	0.06	Erection of one pair of 4-bed semi-detached dwellings and associated parking.	27/03/2020	27/03/2023	2	0	2	0	2	0
Sandon Totals:			0.237						7	0	7	0
- Parish Name			St Ippolyts									
17/01355/1	Thistley End, Thistley Lane, Gosmore, SG4 7QT	Full	0.13	Single storey side extension and conversion of existing stables/storage barn to create one 2 bed residential dwelling.	07/08/2017	06/08/2020	1	0	1	0	1	0

17/02289/1	Paul Bromfield Aquatics, Maydencroft Lane, Gosmore, SG4 7QD	Full	1.52	Residential development of eight units comprising of 1 x 2 bed, 3 x 3 bed and 4 x 4 bed dwellings together with associated access road, garaging and infrastructure following demolition of existing aquatic plant nursery buildings. (As amended by drawings received 4/9/18)	30/10/2018	30/10/2021	8	0	8	0	8	0
17/02466/1	Glyfada, Gosmore Road, Hitchin, SG4 9BE	Full	0.57	Erection of 6 detached five bed dwellings including creation of new vehicular access off of Hitchin Road following demolition of existing dwelling.	18/01/2018	18/01/2021	6	1	6	0	6	0
18/00194/FP	Barn Adjacent To Brookend Farm House, Stevenage Road, St Ippolyts	Full	0.86	Change of use, extension and alterations of stable building to provide one 3-bed dwelling	14/03/2018	14/03/2021	1	0	1	1	0	0
18/00900/FP	Millstone, Mill Lane, St Ippolyts, SG4 7NN	Full	0.21	Erection of two detached 4-bed dwellings following demolition of existing dwelling and double garage.	22/06/2018	22/06/2021	2	1	2	2	0	0
18/01188/FP	3 Flint Cottages, London Road, St Ippolyts, SG4 7NF	Full	0.2	Raise part of roof of dwelling 2 to allow installation of bi-fold doors, changes to subdivision of dwellings 3 and 4 and front boundary wall (as variation to Planning permission 14/02599/1HH previously approved 06.03.2015 for single storey link extension to between annexe and main dwelling; single storey front and side extensions. Raising of roof to annexe to create first floor accommodation).	18/06/2018	18/06/2021	1	2	1	1	0	0
18/01453/FP	Land To R/O 57 And 59, Mill Road, St Ippolyts, SG4 7RG	Full	0.09	Erection of two detached four bedroom dwellings with associated garaging, landscaping and car parking and new vehicular access from Orchard Road (as based on amended drawings received 15/08/18).	30/08/2018	30/08/2021	2	0	2	0	2	0
18/01950/FP	Land At The Rear Of Gosmore House, Mill Lane, St Ippolyts, SG4 7QH	Full	1.8	Proposed 3-bedroom dwelling and relocation of site access following demolition of existing outbuildings	27/09/2018	27/09/2021	1	0	1	0	1	0

18/03348/FP	Vine Cottage, Maydencroft Lane, Gosmore, SG4 7QB	Full	0.18	Erection of 3 x 3 bed detached dwellings, 3 bay car port, double garage, parking and vehicular access following demolition of existing dwelling and detached garage (as amended by drawing nos. 2017-30-PL.001E; -101B; -102D; 103D; -201B; -202C; -203D; -204D; -205D & -206B received on 12th June 2019 and coloured site plan no. 2017-30-PL.001E received on 14th June 2019).	19/07/2019	19/07/2022	3	1	2	0	3	-1
19/00082/FP	Hobbs Close Garage, London Road, St Ippolyts, SG4 7NJ	Full	0.06	Erection of one 3-bed dwelling following demolition of existing garage building	29/04/2019	29/04/2022	1	0	1	0	1	0
19/01461/FP	The Dragon Inn, London Road, St Ippolyts, SG4 7NL	Full	0.1	Erection of four semi-detached 3-bed dwellings following demolition of existing building.	12/11/2019	12/11/2022	4	0	4	0	4	0
19/03036/FP	Oakfields Farm, Stevenage Road, Hitchin, SG4 7JX	Full	0.229	Erection of one detached 4-bed dwelling and detached triple carport following demolition of existing dwelling.	18/02/2020	18/02/2023	1	1	0	0	1	-1
St Ippolyts Totals:			5.949						29	4	27	-2
- Parish Name		St Paul's Walden										
11/01972/1	Plots 1, 2, 3 & 8, Cressmans Corner,, Lilley Bottom Road, Whitwell, SG4 8JP	Full	0.492	Four detached four bedroom houses with detached double garages (minor material amendment to plots 1 and 3, as part of planning permission 05/01661/1 granted 13 February 2006)	28/10/2011	27/10/2014	3	0	1	0	1	0
15/02555/1	Land to the South of, Bendish Lane adjacent to 2-12 Cresswick, Whitwell	Full	5.879	Residential development for 41 dwellings comprising 25 open market houses (5 two bed dwellings, 6 three bed dwellings, 6 three bed bungalows, 5 four bed dwellings, 2 four bed bungalows and 1 five bed dwelling) and 16 affordable dwellings (6 one bed dwellings, 7 two bed dwellings and 3 three bed dwellings), associated parking, cycle storage, refuse storage, pumping stations and open space.	07/12/2017	07/12/2020	41	0	41	41	0	0

17/00442/1	Maiden's Head Public House, 67 High Street, Whitwell, SG4 8AH	Full	0.34	Change of use from Public House (Class A4) to use as a single dwelling house (Class C3); Single storey rear extension following part demolition of existing rear extension; Insertion of dormer window to rear roof slope; Single storey rear extension following demolition of existing single storey lean-to extension. Front canopy following demolition of existing front porch.	15/05/2018	15/05/2021	1	1	0	0	1	-1
18/01705/S73	Cressmans Corner, Lilley Bottom Road, Whitwell, SG4 8JP	Full	0.057	Section 73 application: Detached double garage to detached dwelling on Plot 8, single garages to detached dwellings on Plots 1, 2 and 3 and parking spaces to serve semi-detached dwellings. Provision of new footpath (as amended) granted 18/06/2003. Variation of condition 2 of planning permission reference 03/00391/1 to amend the size and design of plots 6 and 7 and alterations to access road (Four detached four bedroom houses, pair of two bedroom semi-detached houses and pair of 3 bedroom semi-detached houses	01/10/2018	01/10/2021	2	0	2	2	0	0
19/02425/FP	Land Between, 46 And 48 Horn Hill, Whitwell	Full	0.06	Erection of two x 4-bed dwellings including new vehicular accesses off Horn Hill	11/12/2019	11/12/2022	2	0	2	2	0	0
St Paul's Walden Totals:			6.828					46	45	2	-1	
- Parish Name												
	Therfield											
18/01451/FP	2 The Grange, Police Row, Therfield, SG8 9QG	Full	0.1	Part two storey, part single front side and rear extension to existing dwelling no. 2 The Grange. Erection of new four bedroom 1.5 storey dwelling off Police Way, with associated ancillary and landscaping works.	15/08/2018	15/08/2021	1	0	1	0	1	0
19/00202/FP	Hay Farm, Police Row, Therfield, SG8 9QE	Full	0.061	Erection of one 4 bedroom dwelling and detached double car port following demolition of existing garage /store barn and attached stable block. With all associated ancillary and landscaping works.	23/04/2019	23/04/2022	1	0	1	0	1	0

19/00321/FP	Wychelms, Mill Lane, Therfield, SG8 9PR	Full	0.2	Erection of two five bedroom dwellings, with associated infrastructure and landscaping works following demolition of existing property.	08/08/2019	08/08/2022	2	1	2	2	0	0
Therfield Totals:			0.361						4	2	2	0
- Parish Name		Wallington										
19/02737/FP	Drapers Farm, Rushden, SG9 0TB	Full	0.23	Erection one detached 5-bed dwelling following demolition of existing barn and outbuildings	21/01/2020	21/01/2023	1	0	1	1	0	0
Wallington Totals:			0.23						1	1	0	0
- Parish Name		Weston										
03/00381/1	Manor Farm, Damask Green Road, Weston	Full	0.173	COU OF BARNs INTO 3 DWELLINGS & ERECTION OF 1 DWELLING	28/08/2003	28/08/2008	4	0	1	1	0	0
17/02722/1	Leatherwells Cottage, Dane End Lane, Weston, SG4 7DT	Full	0.53	Erection of 1 x 4 bed detached dwelling following demolition of existing dwelling and outbuilding (as amended by plans received 2 July 2018).	12/09/2018	12/09/2021	1	1	0	0	1	-1
18/01532/FP	Friends Green Farm, Friends Green, Damask Green Road, Weston, SG4 7BU	Full	0.06	Alterations to and change of use of West Barn to a 3 bedroom dwelling, including demolition of existing lean-to. Change of use of land from paddock/agricultural to domestic garden and landscaping (as clarified by drawings DP020A, DP021B and DP022A received 15/05/2019).	28/05/2019	28/05/2022	1	0	1	0	1	0
19/00949/FP	Lannock Manor, Hitchin Road, Weston, SG4 7EE	Full	0.139	Conversion of barn to one 4-bed dwelling including external re-cladding and alterations to windows and doors arrangement.	08/01/2020	08/01/2023	1	0	1	0	1	0
Weston Totals:			0.902						3	1	3	-1
- Parish Name		Wymondley										
17/02602/1	Wymondley Nursing Home, Stevenage Road, Little Wymondley, SG4 7HT	Full	0.94	Two storey side extension including five dormer windows to west elevation and three dormer windows to east elevation to provide 15 no. additional bedrooms and en-suite bathrooms with associated residents & staff facilities. Alterations and extension of existing car park so as to provide parking for 31 cars and ancillary works	15/12/2017	15/12/2020	8	0	8	0	8	0

18/02269/FP	Land Adjacent To, Little Orchard, Todds Green	Full	0.17	Erection of two storey five bedroom dwelling with detached garage and detached summer house with all associated ancillary works including new vehicular access (as amended by plan nos. 04A and 03C).	21/11/2018	21/11/2021	1	0	1	1	0	0
19/00070/PNP	Storage Building At Wymondley Hall Farm, Priory Lane, Little Wymondley	Full	0.053	Prior Approval Notification - Class P: Change of use of storage building into residential	04/03/2019	04/03/2022	5	0	5	0	5	0
Wymondley Totals:			1.163						14	1	13	0
North Hertfordshire Totals:			113.173						2035	652	1423	-40
Report Total:			113.173						2035	652	1423	-40