	Site details			Br	oxbourne Borough Council Position (Based on latest data)		Ар	opellant Position (Based of 2020-2021 AMR)	Agreed/Disagreed		Five Year Housing	l and Sunnly		Shortfall since 2018 (OAN base Year)			
Ref	Sites	Planning Application	Units	in 5 Years	Justification as set out in Proof of Evidence	e in 5	from latest	Justification		Α	Five Year Housing Objectively Assessed Need (OAN)	Per Year	454	FY	OAN	Net Delivered	Difference
1	Minor applications	n/a	206	206	Minor applications, of nine dwellings or less, will deliver a total of 206 dwelling within the next five years. 76 sites, cut of 87 in total, have full plannin permissions accounting for 169 dwellings. The remaining applications amount on 37 dwellings and have a variety of planning application types outlined in Table 3 below. All minor sites fall in Part A of the Glossary definition of deliverable. A comprehensive list of Minor commitments in the 2021-202 trajectory is cutlined in Appendix D.	g nt n	data			В	Five Year Requirement	454 x 5 years	2270	2016-2017	454	251	-203
	Former Wormley JMI School, St Laurence Drive, Wormley, EN10 6LH - Care home	07/14/0628/CM	77	77	Construction has commenced on 25/02/2019. The care home has bee completed since the end of the monitoring period. Therefore, this site falls within Part A of the NPPF definition of deliverable.					С	Shortfall	See completions tab & summary table below	1087	2017-2018	454	240	-214
3	Former Wormley primary School, St Laurence Drive, EN10 6LH	07/20/0866/RM	13	13	Construction has commenced on 31/03/2022. An email from Joe Kerby, Lan and Development Manager, Herts Living Limited on 17/08/2022 stated; 'th development will be complete by this October, 2022." Therefore, this site fall within Part A of the NPPF definition of deliverable.	e				D	Buffer due to persistent under- delivery*	20% of B plus C	671.4	2018-2019	454	457	3
4	New River Arms, High Road, Turnford, EN10	07/18/0307/F	45	0	n/a					Е	Adjusted Housing Requirement	B + C + D	4028.4	2019-2020	454	150	-304
5	The White House, High Street, Cheshunt, EN8 0BQ	07/18/0802/F	57	57	Full planning permission was approved on 27/08/2019. In an email on 11/08/2022 from Hannah Rennie, Land and New Business Manager, 38 Living, stated, "The White House – Planning permission for 56 homes was obtained in 2019 and has been implemented by demollition of the esisting buildings in 2020 and payment of 5106 contributions. However, a subsequent strategic review of the approved proposal identified that it did not meet the requirements of 83 Living's revised Purpose, compounded by unviable tender returns being received. BSLIving have been working in consultation with the Borough of Brobourne on new designs to ensure the affordable housing mix meets the amounts of the second service of the se	d				F	Adjusted Dwelling Requirement per Year	E divided by 5	806	2020-202	454	204	-250
б	Former Hoddesdon Squash Club, Conduit Lane, Hoddesdon, EN11 8EP	07/18/0906/F	24	24	Construction has commenced on 31,03/2021. In an email from Hannah Rennic Land and New Business Menager, 83 Living, on 11,08/2022 she stated; "Works started to construct the 24 flats and single commercial unit in April 2022 Following strong progress through the first half of the build process, the project has recently been affected by the consequences of Brootz and the emergence from the pandemic. Over the past three months we have been working closely with our contractor to find a solution to the issues they have been facing. We are now extremely close to resolving the issues and expect the sale to be back and the solution of the support of the scheme). Э				G	Commitments (excluding Local Plan sites)	Coming forward in the next 5 years	640	2021-2025	454	335	-119
7	171 Crossbrook Street, Cheshunt, EN8 8ND	07/19/0221/F	13	13	Construction has just commenced on site. In an email from the agent Enzo Di Piazza he stated that "the development is predicted to be completed in 10 to	0				Н	Local Plan Allocations	Coming forward in the next 5 years	3806	TOTAL	2724	1637	-1087
8	Court, Lodge Crescent, Waltham Cross, EN8	07/20/0021/F	11	11	12mmth: time: "Decelore this sige falls within Rent A of the NPBE delignition of "we are planning on commencing this project in January/February 2023. We would expect to complete this project later in 2023 or early 2024." Therefore this late fall within Part A this NPDE definition of the project later.	e				1	Windfall Sites	70 x 5 years	350				
9	85 High Street, Waltham Cross, EN8 74N	07/18/0130/F	16	16	### citta/fillon/3bjr/fatel, Peter PMRFoff & #\$sociates nor state on 25/08/2022; 1 have talked to the owners. They will not start works until Sentember 2023. There are preparing information to discharge conditions.					J	Self-Build Sites	5 dwellings per year	25				
10	VolkerWessels, Boxwood Park, Hertford Road, Hoddesdon, EN11	07/19/1078/F	24	24	Construction has commenced on 26/03/2021. Therefore, this site falls within Part A of the NPPF definition of deliverable.					к	Five Year Supply	Rows G+H+I+J	4821				
11	Cheshunt Park Farm, Park Lane Paradise, Cheshunt, EN7 6PY	07/19/0901/F	24	24	Email from Derek Bromley, Bidwells stating: "due to a family dispute the construction has been delayed. An Expert has now determined the issue in dispute, so it is hoped that works will start on site exon. First units available now year with a 2-9 were build out. So all competed within the 5 years." Therefore, this site rails within Part A of the NPPE definition of deliverable. A reserved matter application (072/2059/BM) is presently under	đ				L	Number years supply	Row K divided by Row F	5.98				
	Fourfields, Rosedale Way, Cheshunt, EN7 6HR	07/16/0557/O	15	15	A reserved matters application (IV/22/USS9HM)) is presently under consideration. Janine Mordey, Land and Development Manager, Herts Living Ltd confirmed by email on 18/08/2022 that "the site is still with planning to be determined by Broxbourne IPA. The target date for committee is September but may slip into October. We are targeting Quarter 1 2023 (Apr-June 2023) for start on site and completion by February 2024. "Therefore, this site falls within Part B of the NPPF definition of deliverable.	r											
13	Land between Legra Avenue, and Conduit Lane, Hoddesdon, EN11 8ET	07/19/0829/F	48	48	Construction has commenced on 22/12/2021.												
14	118, High Street, Waltham Cross, EN8 7BX	07/20/1084/F	10	10	An email from Jesal Patel, Principal, Prindriew Gorup, on 3008/2022 stated: "We are currently negotiating a date with Poundand to vacate the premises. We expect this to be in February 2023. The project will be due to then commence mid 2023 with a completion 2 years thereafter." Therefore, this site falls within Part 6 of the NPPF definition of deliverate. However, there is "clear evidence that housing completions will begin on site within 5 years." Which lustifies its inclusion in the five year supply.												

	88-102. High Street.				Construction has commenced on 31/03/2022. In an email on 17/08/2022, Peter Petrou, Director of Group Services, Glenthorne Group stated "All 92 units are								
15	Waltham Cross, EN8 7BX (Gala Bingo)	07/21/0276/F	92	92	scheduled to be delivered next year 2023. We are currently at foundation stage." Therefore, this site falls within Part A of the NPPF definition of deliverable.								
16	The Wheelwrights, Goffs Lane, Goffs Oak, EN7 5EP	07/21/0895/F	10	10	Full planning permission was approved on 08/03/2022. On 16/08/2022 Jamiel Wraga, Managin Director of Mathew Homes stated in an emalt: The Wheelwrights pub site this will follow on from the end of the Tina Nursery site and should be blut out in 12 months. With regard the Tina Nursery site he also states: I am desperate to commence the development of the former Tina Nursery but we are being held up by Hentrochshine Highways for the discharge of a pre commencement condition reading the site access. As soon as this condition is discharged we will commence with house building as the demotion and site clearance has been commencing. Days the three web commenced to the commencing of the site of the si								
17	Brookfield Riverside		250	250	An email from Kosin Cisind, Head of Strategic Projects, Brodboums Borough Council on 17,080/202 stated: 14 planning application should be with the Council in the week commencing 12 September 2022. Within Riverside there is currently a provision for up to 250 rediential units, plus an extra care facility although final numbers still being worked on. Assuming planning is granted it as articipated that Riverside will be built out in one phase starting early 2024 and completing September 2026. "A subsequent email also confirms as developer has been apported to this scheme. Therefore, this set last within Part B of the completions will begin on site within 5 years." Which justifies its inclusion in the firey wear susoit.	0	-250	No applications have been validated pursuant to the site allocation. Evidence of the feasibility of delivery is required.	NOT AGREED				
18	Brookfield Garden Village		1250	450	An email from Kevin Clarke, Head of Strategic Projects, Brookbourne Borough Council on 17/08/2002 stated: "A planning application is due to be with the Council in the week commencing 12 September 2022 which will be for 1250 residential units and anothing uses. At present the implantation of the infrastructure required to sever BCV is artificipated to start late 2023 and then the first phases to commence in mid 2024 providing an estimated 150 units per arrum thereafte." Therefore, this sist fails within Part B of the NPPP definition of deliverable. However, there is "clear evidence that housing completions will begin on site within 5 years." Which justifies its inclusion in the live year supply.	0	-800	No applications have been validated pursuant to the site allocation. Evidence of the feasibility of delivery is required. Lichfields 'Start to Finish' indicates an average timeframe from validation of first application to completion of first dwelling (for sites of 1,000-1,499) of 6.9 years.	NOT AGREED				
19	Gas Distribution Station		35	0	n/a	0	0 +63 - ques	No applications have been validated pursuant to the site allocation. Evidence of the feasibility of delivery is required.	AGREED				
20	Broxbourne School Broxbourne School	07/19/0368/RM 07/21/0685/F	153	74	during this monitoring period, as outlined in Appendix E. Planning permission 07/21/0685/F relates to the "Sub-division of formerly approved apartment block under reference 07/19/0368/RM to create an additional three two-bedroom	153	not account for this years	operations have commenced on-site. Lichfields 'Start to Finish' indicates an average build out rate (for sites between 100-499) of 55 dwellings per annum. AMR figures therefore appear accurate and	NOT AGREED				
22	Cheshunt Lakeside - net after Parcel 11, Parcel 14 & Parcel 2 - Land East Of Delamare Road, Cheshunt	07/18/0461/O	1336	617	An entital from No. 148/067 1 (1964 Description of Indicator natural the ordered in 1608/2022 culling the bedwin (indicator timescales: Parcel 13, 95 dwellings, start date: Feb 23, delivery date: Jan-25 Parcel 12, 279 dwellings, start date: Jun-26, delivery date: Jan-26 Parcel 10, 137 dwellings, start date: Jun-26, delivery date: May-29 Parcel 3, 136 dwellings, start date: Mar-26, delivery date: Refs 26, Parcel 4, 118 dwellings, start date: Jun-25, delivery date: May-27 Parcel 9, 125 dwellings, start date: Jun-25, delivery date: May-28 Parcel 9, 125 dwellings, start date: Jun-25, delivery date: May-28 Parcel 9, 125 dwellings, start date: Jun-25, dwellings date: Oct-28* The 5 parcels of this development currently under construction have progressed rapidly and its likely that the remainder of the development will follow the same pattern. Therefore, this site falls within Part B of the NPPF definition of deliverable. However, there is "cleare orderine that housing completions will begin on site within 5 years." Which justifies its inclusion in the five year supply.	0	617	A number of detailed consents have been secured with development having been commenced on site. From securing a detailed planning consent, the average time to completion of first dwelling is 2.3 years (for sites between 1,00-11,499 dwellings). On the basis that 107 dwellings are achieved per annum on sites of this scale, the below completions are considered achieveable. 97/19/0998/PM (196 dwellings) - Approved 05/03/20 and conditions discharged. It is considered that delivery of these dwellings is achievable within the 5 year period. 97/20/1186/PM (22 dwellings) - Approved 03/03/21 and conditions discharged. It is considered that delivery of these dwellings is achievable within the 5 year period.	NOT AGREED				
23	Cheshunt Lakeside (Parcel 11) - Phase 1 A reserved matters - Land East Of Delamare Road, Cheshunt	07/19/0996/RM	195	195	Construction commenced on 13/11/20/20. An email from Neo Rakodi, Land Development Director, Inland Homes on 16/08/20/22 outlined the below indicative timescate: "Parcel 11. 46 - 149 devellings, start dates. Nov-20, dollvery dates. July-22 & Jan-25". Therefore, this site falls within Part A of the NPPF definition of deliverable.	195	0	07/20/1187/PM (205 dwellings) - Approved 1/106/21 and conditions discharged. It is considered that delivery of these dwellings is achievable within the 5 year period. 07/22/0597/F (471 dwellings) - Validated 06/07/22. Given this application has only recently been validated, the completion of dwellings under any future approved is not considered achievable	AGREED				
24	Cheshunt Lakeside - Parcel 14 reserved matters - Land East Of Delamare Road, Cheshunt	07/20/1186/RM	14	14	Construction commenced on 03/11/2021. An email from Neo Rakodi, Land Development Director, Inland Homes on 16/08/2022 outlined the following indicative timescale: "Parcel 14, 22 dwellings - start date: July-21, delivery date: Nov-22 "Therefore, this site talls within Part A of the NPPF definition of deliverable."	22	+8 - difference between gross and net figures	based on typical planning approval and lead in times.	NOT AGREED				
25	Cheshunt Lakeside - Parcel 2 reserved matters - Land East of Delamare Road Cheshunt	07/20/1187/RM	205	205	Construction commenced on 13/11/2020. An email from Neo Rakodi, Land Development Director, Inland Homes on 16/08/2022 outlined the following indicative timescale: "Parcel 2, 205 divellings, start date: Aug-21, delivery date: Nov-25". Therefore, this sate falls within Part A of the NPPF definition of deliverable.	205	0		AGREED				
26	Rosedale Park - Land North/South of Andrews Lane and South of Peakes Way - Housing only	07/17/0352/O	380	368	construction commerced on site on structure2, outside of the monitoring period. An email on 1508/2022 from Matthew Davis, Land Manager, Chreat Nicholson Eastern outlined the following table of projected completion timerfarmse. Phase 18, 50 dwellings, completions: 2023 / 2024, Phase 19, 20 dwellings, completions: 2024 / 2024, Phase 19, 21 dwellings, completions: 2024 - 2026, Phase 3, 82 dwellings, completions: 2025 / 2027, Phase 3, 82 dwellings, completions: 2026 / 2027, Phase 3, 82 dwellings, completions: 2026 / 2027, Phase 4, 82 dwellings, completions: 2026 / 2027, Phase 5, 12 dwellings, completions: 2026 / 2027, Phase 5, 12 dwellings, completions: 2026 / 2027, Phase 6, 12 dwellings, completions: 2026 / 2027, Phase 7, 13 dwellings, completions: 2026 / 2027, Phase 7, 14 dwellings, completions: 2026 / 2027, Phase 8, 12 dwellings, completions: 2026 / 2027, Phase 9, 14 dwellings, completions: 2026 / 2027, Phase 9, 15 dwellings, completions: 2026 / 2027, Phase 9, 20	50	-318	A Reserved Matters application was approved 04/05/22 relating to Phase 1a of the outline permission (50 dwellings). Further, a Reserved Matters application pursuant to the infrastructure within the outline permission was validated 21/12/21. No application has been submitted which relates to the pre-application enquiry listed which relates to the pre-application enquiry listed which relates to the pre-application enquiry listed which have been submitted. It is considered that no dwellings will be deliverable until the the main access and spine road, as sought by the infrastructure RM, are carees and spine road, as sought by the infrastructure RM, are coming weeks, lead in limes (for sites between 100-490) are 1.9 years. This would then allow for only the consented 50 dwellings to be constructed within the 5-year period.	NOT AGREED				

					1					 		 	
27	Rosedale Park - Land North/South of Andrews Lane and South of Peakes Way - 64 bed care home	07/17/0352/O	64	64	An email on 18/08/2022 from Matthew Davis, Land Manager, Chreet Nicholsov Eastern stated with regard to the care home "Li part of our Phase 2:0 of our Phase 2:0 old expect it to be delivered during that period — most likely 2024 / 2025." In a follow up email on the 19/08/2024 Movals also started "I would expect that the RM application would come forwards at the same time as Phase 2.1 will depends slightly on the care home provider ato but I would estimate 2024." Therefore, this set falls within Part B of the NPPF definition of deliverable. However, there is "Chief weddrece that houseon completions will begin on site within 5 years." Which justifies its inclusion on the five year supply.	0	-64	No RM application has been validated relating to the 64 bed Care Home. In light of the access and spine road infrastructure having not been premitted at this stage, evidence is required that delivery would be feasible within the 5-year period	NOT AGREED				
28	Rosedale Park - Tudor Nurseries	07/20/0157/RM	360	292 - Updated following a late developer email	Year Housing Land Supply, Fairmeak & Rosemead Public Inquiry' document was shared with the appliealt. The figure has changed from 380 to 282 following an email from Jo Hanslip, Founder & Director, Urbanista on 22008/2025 staling. "Work commenced on site on 4th January 2021. The total construction period is expected to take approximately six years to complete based on an average build rate of 50°. To residential development is to take place over four man build sakes phases of residential development is the delivery of those other elements of the proposed six the elementary of the six of the proposed six of the elements of the proposed six of the elements of the elements of the proposed six of the elements of the elements of the proposed six of the elements of the elements of the proposed six of the elements of the elements of the proposed six of the elements of the elements of the proposed six of the elements of the elements of the proposed six of the elements	260	-32	An RM application was approved on 23/12/20 for 350 dwellings with a further having bean validated on 05/04/22, relating to amendments to the layout of 156 of the proviously consented dwellings. A significant number of conditions have been discharged in relation to the Outline approved. For succession, in part of the 1-1 year leaf or time typical of sites of the conditions are included delivery timings and build out rates within the AMR appear achievable.	NOT AGREED				
29	Rosedale Park - South of Andrews Lane	07/21/0005/F	66	66	Construction commenced on site on 16/12/2021. Therefore, this site falls within Part A of the NPPF definition of deliverable.	66	0	A Full application to 66 divellings was granted on 16/12/21 and a turbre application for an additional 10 divellings was validated on 18/11/20, but appears to have stalled with no updates available online since June 2021. A cillow up to 1th stalled Full application was made valid on 01/02/22 and is currently under determination. A significant number of conditions relating to the Full application for 66 divellings have been discharged. In accordance with the average lead in times (of 2.0 years for sites between 50-99 divellings) demonstrated within the Lichlied roview, the first delivery of homes is likely to be achieved in December 2025, with an average build out rated 22 divellings per amrum. Correspontly, it is considered 66 could be completed within the 5-year period, but not the additional 10 divellings for which no permission has been grarated.	AGREED				
30	Cheshunt Football Club	07/18/0514/F	0	0	n/a	0	0	An appeal was allowed relating to a Full application for the new Cheshunt Foothall Club Stadium, including the delivery of 163 dwellings, on 1309/21. No discharge of condition applications have been submitted pursuant to this consent since and therefore evidence is required that delivery is feasible within the 5-year period.	AGREED				
31	Theobalds Brook Field	07/18/0021/O	90	90	This site is owned by Hertfordshire County Council (HCC). An email from Ben Bowles, Senior Planning Officer, Growth & Infrastructure, HCC, on 260820202 confirmed that this site is working rewards delivery in 2024/2025. Therefore, this site falls within Part B of the NPPF definition of deliverable. However, there is clear evidence that housing completions will begin on site within 5 years." Which justifies its inclusion in the five year supply.	0	-90	An Outline application seeking 87 residential dwellings was validated on 08/01/18. The last updates to the application weapon took place in March 2021, with the application expearing to have stalled, Given the lack of evidence to suggest that an outline permission is forthcoming, notwithstanding the following RM, discharge of conditions and construction lead in time required, it is considered that the completion of dwellings at this site within the 5-year period is juriestlistic.	NOT AGREED				
32	East of Dark Lane	07/18/0022/O	52	52	Reserved matters application (07/21/1176/FM) approved on 01/04/2022, but not included because it falls outside the monitoring period. An email from Ben Bowles, Senior Planning Officer, Growth & Infrastructure, HCC, on the 3008/2022 stated *1 have just had confirmation from property colleagues that HCC are hoping to complete the sale of Dark Lane in November, which will imply a start in early 2023 and completion during 2024. Therefore, this sale falls may be a start of the sale of t	44	-8	An Outline application was approved on 24/08/21. This did not specify an east number of diveilings, but showed Sc Indicatively. Subsequently, a RNA application pursuant to this Outline consent was approved on 01/04/22. Two discharge of condition applications relating to the Outline consent have been validated, with neither having been determined. Having regard to the typical lead in times from a detailed planning consent to the first completion of diveilings (2.0 years for sites will likely be delivered at the start of 24/25. Given the typical build out rates of 22 diveilings per annum, it is considered that approximately 4d dwellings are likely to be colleveded within the 5-year period.					
33	Former eastern Playing Fields		75	75	This site is owned by Hertfordshire County Council (HCC). An email from Ben Bowles, Senior Planning Officer, Growth & Infrastructure, HCC, on the 2x08/2022 stated that the Eastern playing field set is still aiming for completion [24/25], after having consulted with his colleagues in the Property Planning Team. Therefore, this site falls within Part B of the NPPF definition of deliverable. However, there is 'clear evidence that housing completions will begin on site within S years.' Which systems is the location in the five year supply.	0	-75	No applications have been validated pursuant to the site allocation. Evidence of the feasibility of delivery is required.	NOT AGREED				
34	Land North of Bonney Grove		0	0	n/a	0	0	No applications have been validated pursuant to the site allocation. Evidence of the feasibility of delivery is required.	AGREED				
35	Borough Council Offices, Churchgate	07/21/0668/F	39	39	Planning permission was granted at Planning and Regulatory Committee on 28/06/2022, outside the monitoring period. An email on 19/08/2022 from Kevin Clarko, Head of Strategic Projects, Brobbourne Borough Council stated that; "We are working in partnership with ES Using towards commencement on all of determine the last high partnership with ES Using towards commenced on all of continued to the commencement on the continued of the commencement of the second of the commencement of the commencement of the second of the commencement of the com	44	+5 - application dwelling numbers reduced - see case officers report	A Full application for 49 dwellings was validated 27/05/21 and was approved at Planning Committee on 08/06/22, subject to the reinforcement of specific conditions. No decision notice for the application has yet been issued. No application has been validately application has yet been issued. No application has been validately in the tubelfield review, bytical lead in times from a detailed planning approval is 2.0 years, with an average build out rate of 22 dwellings per annum. On the basis of an approval being issued shortly and assuming the timely discharge of conditions, the first delivery to homes could likely be secured in 20/40/25. This would result in approvalately 44 secured in 20/40/25/25. This would result in approvalately 44 installing outside of the above application are not considered achievable within this time and some properties.	NOT AGREED				
36	Land south of Hammondstreet Road		0	0	n/a	0	0	No applications have been validated pursuant to the site allocation. Evidence of the feasibility of delivery is required.	AGREED				

					An email on 16/08/2022 from Jamie Wragg, Managing Director of Matthew		1	T	1		
37	North of Goffs Lane - Tina Nurseries	07/21/1174/RM	81	81	Homes stated "I am desporate to commence the development of the former Tina Nursery but wae rebing held up by Hertfordshire Highways for the discharge of a pre commencement condition relating the site access. As soon as this condition is discharged we will commence with house building as the demolition and site clearance has been completed. I anticipate that we should be built out within 2 years of commencing." In an email on 1708/2022 from Matt Armstrong, Hertfordshire Courty Council Highways, he commiss that it is reasonable to estimate that this condition will be discharged within one year allowing an immediate start of construction on state to follow. Therefore, this site falls within Part A of the NPPF definition of deliverable.	44	-37	An Outline application for 81 dwellings was approved on 23/10/19 and numerous discharge of condition applications have been submitted pursuant to this consent. Further, a RM application pursuant to this consent. Further, a RM application pursuant to this Cutine was approved on 03/03/22. Consequently, the progress being made lowards a commencement on-site indicates that the first delivery of dwellings by May 20/24 is readistic. With two full years of delivery at a site of this scale, Lichthied's review would imply intal 44 dwellings would be secured during the 5-per period. Given that pre-commencement conditions have not yet been discharged, the AMR predictions of 25 dwellings delivered in 2023/24 are considered overly ambitious.	NOT AGREED		
38	North of Goffs Lane - Inex site Nursery - 78 bed care home	07/21/1277/F	78	78	This application was approved at committee on 29/06/2022, outside the monotioning period. Confilmed by develope a real and 20/20/2022 from. Alex Walker Robson, Director of Martin Robson Planning Practice stating "Our client has confirmed that the projected commencement and completion dates are as follows: Commencement: C1 20/23 & Completion: C1 20/26. "Therefore, this site falls within Part A of the NPPF definition of deliverable."	0	-78	A consideration of the constraint of the constr	NOT AGREED		
39	North of Goffs Lane - Inex site Nursery - residential	07/21/1277/F	110	110	This application was also approved at committee on 29/06/2022, outside the monitoring period and will also be completed by Q1 2026. in accordance with the above application this site also falls within part A of the NPPF definition of deliverable.	0	-110	Consequently, when considering the time required to complete this Section 106, submit and secure both RM and a number of discharge of condition approvals, and the construction lead in times, the delivery of duelling within the Europe print is considered uprofileting.	NOT AGREED		
40	South of Goffs Lane	07/19/0835/F	51	51	Construction has commenced. An email from Liz Fitzgerald, Director, Barker Perry, on 16:08/2022 stating 1 can confirm that development is underway. The show home will be available from November 2022 with first occupations now expected January 2023. Completion is expected September 2023. "Therefore, this site falls within Part A of the NPPF definition of deliverable.	51	0	A Full application for 51 dwellings was approved on 27/04/21 with numerous conditions having been discharged. The AMR predictions align with the lybraic lated in times and build out rates for sites of this scale. Consequently, the figures within the AMR for this site are considered realistic.	AGREED		
41	Newgatestreet Road	07/20/1220/F	38	38	Construction commenced on site on 31/03/2022. Therefore, this site falls within Part A of the NPPF definition of deliverable.	38	0	A Full application for 38 dwellings was approved on 05/08/21. A number of conditions have been discharged in relation to this permission, however, certain pre-commencement conditions remain undischarged. Given that construction will not have commenced on site, the AMF (igunes indicating the full delivery of the 38 dwellings in 2023/24 appear overly optimistic. Typical lead in time would indicate that the completion of the dwellings would likely fall within the 2024/25 and 2025/26 years. Whilst these completions would likely occur later than the AMR suggests, their delivery within the 5-year	AGREED		
42	North of Cuffley Hill	07/18/0363/F	4	4	Construction on site commenced on 14/02/2020. Construction is almost finished, with 19 completions during the monitoring period, as outlined in Appendix E Therefore, this site falls within Part A of the NPPF definition of deliverable.	23	+4 - does not take int account completion	with the decision notice and building works have subsequently begun	NOT AGREED		
43	North of Cuffley Hill - Rosemead/Fairmead Nursery		0	0	n/a	58	+58 (the application was refuse during the monitoring period. The appeal was submitted outside the monitoring	A Full application for 58 dwellings was refused on 09/02/22. This decision was then appealed and forms the basis of this inquiry. The anticipated dwelling completions within the AMR are agreed for the year 2024/25 and 2025/26, however, it should be noted than the AMR appears to erroneously attibute an additional 26 dwellings to the site during 2006/27.	NOT AGREED		
44	Scania House 17 & 19 Amwell street- first floor	07/19/0204/PN RES	24	0	n/a	0	period) 0	Prior Notification for the change of use of offices to 24 dwellings was granted on 300/419. A Full application for 52 dwellings was subsequently refused on 707/420. No discharge of condition applications have been validated pursuant to the grant of Prior Approval and the 3 year time period of the approval has elapsed. Consequently, the site does not benefit from an extant permission nor has the conversion been (lawfully implemented.)	AGREED		
	Scania House &		_				_	allocation. Evidence of the feasibility of any dwelling completions within the 5-year period is therefore required. No applications have been validated pursuant to this residential			
45	Amwell Street(HOD2) Former Hoddesdon Police Station	07/22/0252/O	30	0	Application removed from trajectory	0	+4	provisor. Evidence of the feasibility of delivery is required. A Hybrid application for 43 overlings (4 detailed and 39 outline) was validated on 280/622. There are presently holding objections from statutory consultees including the Local Highways Authority. Assuming these objections are overcome and a positive for the state of the state	AGREED NOT AGREED		
								The 4 dwellings which are included within the detailed aspect of the application may be feasible within the 5-year period, the remaining provision would still be subject to an RM approval, the discharge of all conditions and the lead in times for consultation, including the remediation of the site. Consequently, robust evidence would be needed to demonstrate that the remaining 39 dwellings could be completed within this timefame.			
					Planning permission was granted at Planning and Regulatory Committee on			A Full application was approved by committee on 151/2/20 subject to the completion of a Section 105 Legal Agreement. The application webpage does not indicate that such an agreement has been finalised since, whilst no decision notice appears to have been issued for the application.			
46	Turnford Surfacing Site	e 07/20/0467/F	104	104	r-terming permission was granted at instituting and regulating Committee on 151 (22/2020. Further evidence was cought from the developer however: they 151 (22/2020. Further evidence) as cought from the developer however: they if evidence is provided at a later stage it will be submitted.	0	-104	In light of the lack of progress made in relation to the decision notice in the intervening years, evidence is nequired demonstrating that their is a realistic prospect of the site being developed in the immediate future. Further to socuring a permission, a number of conditions will need to be discharged, whilst the construction lead in time for sites of concentration of the conditions will need to be discharged, whilst the construction lead in time for sites of concentration of the conditions will not be site of the conditions will not complete of develings within the Syear period is of realistic without evidence of a forthcoming approval.	NOT AGREED		
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47	East of Dinant Link Road		35	0	nia	0	0	The council appear to have erroneously duplicated the number of dwellings allocated to the site within the AMR. No applications have been validated pursuant to the site allocation, however, construction works relating to a new road layoutbridge appear to be origoning within the site boundary. Evidence of the feability of delivery is required.	AGREED					
48	High Leigh - 64 bed care home	07/13/0899/O	64	0	n/a	0	0	The Outline application above also included the provision of a care home up to 80 bedspaces. No RM application for this aspect of the wider development has been validated thus tar. Consequently, the AMR is considered to accurately reflect that this is unlikely to be delivered within the 5-year period.	AGREED					
49	High Leigh Garden Village - Hoxaring only not after first and second residential phases	07/13/0899/O	245		Please not there was an error in the document entitled "Five Year Housing Land Stoppy - Fairmace & Rosemend Public Inquir" - It incorrectly entitled this entry High Leiph Garden Village - Housing only - net after Phase 2". However, this entry accounts should read "net after the first and second residential phases". Construction has commenced on the first two residential phases of this development accounting for 240 devellings. 36 devellings were completed during this monitoring period within the first residential phase, so utified in Appendix E. A reserved matters application for the third residential phase (07/22/0544F) for 10 devellings is currently under consideration and was registered on 18/05/2022, again outside the another of the continuous period. The remaining 81 (of a total site allocation of 485) have been included in the five year supply because the initial phases, of both construction and planning, have shown rapid progression. Therefore 164 devellings (phases three and four), of this this site fall within Part B of the NPPF definition of deliverable. The remaining 81 within Part B of the NPPF definition of deliverable. The remaining 81 within Part B of the NPPF definition of deliverable. The remaining 81 within Part B of the NPPF definition of deliverable. The remaining 81 within Part B of the NPPF definition of seleverable. The remaining 81 within 19 years. "Which justifies its inclusion in the five year supply.	164	81	An Outline application for up to 582 dwellings was approved on 20/20/15. Numerous discharge of condition applications and RM applications have been submitted and approved in relation to this Outline consent, with building operations having begun on site. The following RM applications are available on the Council's webpage: 07/20/0046/RM (100 dwellings) - Approved 02/10/20 and conditions discharged. 07/22/0046/RM (141 dwellings) - Approved 01/10/21 and conditions discharged. 07/22/00504/F (54 dwellings) - Validated 18/05/22. 07/22/00504/F (54 dwellings) - Validated 18/05/22. For sites between 500-999 dwellings, lead in-times typically comprise 1.7 years, whilst build out rates are typically 86 dwellings per annum. Therefore, of these applications, it is considered that only the dwellings benefitting from a detailed consent could realistically be completed within the 5-year period.	NOT AGREED					
50	High Leigh Garden Village (Phase 2), Hoddesdon first residential phase	07/20/0046/RM	64	updated since previous data to account for 36 dwellings completed this monitoring period	Construction has commenced 13/11/2020, 36 dwellings were completed during this monitoring period, as outlined in Appendix E. Therefore, this this site fall within Part A of the NPPF definition of deliverable.	100	0		AGREED					
51	High Leigh Garden Village - second residential phase	07/21/0405/RM	140	140	Construction has commenced 14/01/2022. Therefore, this this site fall within Part A of the NPPF definition of deliverable.	141	+1 - Dwelling number changed over course of application - officers report states 140		NOT AGREED					
52	Westfield Primary School	07/19/0011/O	37	37	Liveognment of this site is contingent on the completion of the new primary school as part of the High Leigh development. In an email or 120/8/2022 from James Bradbury, Senior Development Manager, Telereal Trillium (developer for the wider High Leigh scheme) he states: "We are currently expecting to reach 85 occupations during September 2022, and at this print it will trigger the \$106.00 school and the school will then commence (continue) their detailed design and testing the school will then commence (continue) their detailed design and tendering the works. We believe they wish to make a start next year (20 GW with aim to then open in September 2024." An email from Ben Bowles, Senior Planning Officer, Hertfordshire Country Council on 170/8/2022 confirms the above. Given that the new school will open in September 2024 it is reasonable to estimate that construction will commence on the Westfield primary school site in August 2024. It is used loiely that the 57 devellings will be completed before 2026.20?. Therefore this site falls within Part B of the NPPF definition of deliverable. However, there is "clear evidence that housing completions will begin on site within 5 years." Which justifies its inclusion in the five year supply.	0	-37	An Outline application for 37 dwellings was approved 15/07/21. No RM or discharge of condition applications appear to have been validated pursuant to this Outline approval. Given the limited progress being mate towards the discharge of conditions and eventual implementation of the outline and any future RM consents, evidence of the feasibility of any dwelling completions within the 5-year period is therefore required.	NOT AGREED					
53	Waltham Cross Northern High Street		150	0	n/a	0	0	The council appear to have indicated that 300 dwellings will be completed by the end of 2032/33. It is assumed the further 150 dwellings are what the Council anticipate on the 'Land west of Sturias Way 'under Policy WC2 part (b). No applications have been validated pursuant to this allocation. Evidence of the feasibility of delivery is required.	AGREED					
54	Theobalds Grove Station		50	0	n/a	0	0	No applications have been validated pursuant to the site allocation. Evidence of the feasibility of delivery is required.	AGREED					
55	Windfall sites Self & Custom build	n/a	350 25	350 25		350 30	0 +5		NOT AGREED NOT AGREED	1				
30	Sell & Custom build	n/a Five year supp				30 2042	+5		NOT AGREED					
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