

Note to Inspector

Policy SP8(d) - Previously Developed Land target

The Inspector has requested that NHDC provide additional information setting out the calculation of the target set in Policy SP8(d) of the submitted plan for the completion of 20% of new homes over the plan period on previously developed land (PDL) (LP1, p.47)¹.

The tables on the following pages provide this information.

Table A sets out the calculation of anticipated completions over the plan period on PDL based upon the trajectory contained in the submitted plan (LP1, p.223 based upon the detailed information in Appendix 3 of HOU1). This demonstrates that 20% of new homes are anticipated on PDL as per the target in Policy SP8.

Table B sets out an updated calculation based on the updated monitoring information and trajectory at 1 April 2017 as shown in ED3. This demonstrates that 20% of new homes are still anticipated on PDL.

At the hearing sessions, the Inspector indicated that he was minded to exclude the allowance for 500 homes that both trajectories contain for the period after 2026 on sites to be identified through a future review of the plan. The trajectories assume that these 500 homes will not be on PDL. Excluding this allowance would raise the proportion of anticipated development on PDL to 21%.

¹ The definition of Previously Developed Land is contained in the Glossary of the submitted plan (LP1, p.244). This, in turn, replicates the definition found in Annex 2 of the National Planning Policy Framework (p.55).

Table A: Submitted Local Plan (LP1) - calculation of PDL target

LP Ref	Address	Town / parish	Total	PDL?	
	Completions 1 April 2011 - 31 March 2016	Unspecified	1,455	part	988
	Permissions at 1 April 2016				
	Former Factory Site, Blackhorse Road	Letchworth	115	yes	115
	Site A, Land South of A505 and adj Yeats Close	Royston	89	no	0
	Garden Square Shopping Centre, Leys Avenue, Letchworth Garden City, SG6	Letchworth	45	yes	45
	Land at Ivy Farm, Baldock Road	Royston	44	no	0
	The Maltings, Green Drift	Royston	36	yes	36
	Land East Of Luton Road	Offley	34	no	0
	Land at John Barker Place	Hitchin	33	yes	33
	Land Rear Of 117-151 High Street, Lloyd Way	Kimpton	31	yes	31
	Hitchin Cricket & Hockey Ground, Lucas Lane	Hitchin	27	no	0
	111 London Road, Knebworth	Knebworth	26	yes	26
	20-22 Station Road	Letchworth	25	yes	25
	Block A, Latchmore Court	Hitchin	19	yes	19
	Dorchester House, Station Parade	Letchworth	18	yes	18
	Hitchin Hospital, Talbot Street	Hitchin	18	yes	18
	The Node Conference And Training Centre	Codicote	14	part	13
	16A The Paddock	St Ippolyts	14	yes	14
	Hitchin Delivery Office, 90 Hermitage Road	Hitchin	13	yes	13
	Block B, Latchmore Court	Hitchin	13	yes	13
	Bulwer Lytton House, Lytton Fields	Knebworth	13	yes	13
	The Farmyard, Brickyard Lane	Reed	12	yes	12
	Kingsfield, Hadrian Way	Baldock	12	yes	12
	10 Burns Road	Royston	11	yes	11
	65 and land at 67 Codicote Road	Codicote	10	no	0
	Small sites (<10 units)	Hitchin	86	part	79
	Small sites (<10 units)	Letchworth	37	part	35
	Small sites (<10 units)	Baldock	24	part	21
	Small sites (<10 units)	Royston	51	part	42
	Small sites (<10 units)	Unspecified	162	part	90
	Identified sites with permission granted since 1 April 2016				
	Works, Station Road / Adj Raban Court, Royston Road*	Baldock	50	yes	50
	Centre for the Arts, William Road	Hitchin	85	yes	85
	Holwell Turn, West Lane	Pirton	70	no	0
	Proposed local plan sites				
AS1	Land west of Claybush Road	Ashwell	33	no	0
BA1	North of Baldock	Baldock	2,500	no	0
BA2	Land off Clothall Road (Clothall parish)	Baldock	200	no	0
BA3	South of Clothall Common (Clothall parish)	Baldock	200	no	0
BA4	East of Clothall Common	Baldock	95	no	0
BA5	Land off Yeomanry Drive	Baldock	25	no	0
BA6	Land at Icknield Way	Baldock	26	yes	26
BA7	Rear of Clare Crescent	Baldock	20	no	0
BA11	Deans Yard, South Road	Baldock	20	yes	20
BK1	Land off Cambridge Road	Barkway	13	no	0
BK2	Land off Windmill Close	Barkway	20	no	0
BK3	Land between Cambridge Road & Royston Road	Barkway	140	no	0
CD1	Land south of Cowards Lane	Codicote	73	no	0
CD2	Codicote Garden Centre, High Street (south)	Codicote	54	yes	54
CD3	Land north east of The Close	Codicote	48	no	0
CD5	Land south of Heath Road	Codicote	140	no	0
GR1	Land at Milksey Lane (north)	Graveley	8	no	0
HT1	Highover Farm, Stotfold Road	Hitchin	700	no	0
HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin	84	no	0
HT3	Land south of Oughtonhead Lane	Hitchin	46	no	0
HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin	16	no	0
HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin	53	no	0
HT8	Industrial area, Cooks Way	Hitchin	50	yes	50
HT10	Former B&Q	Hitchin	60	yes	60
IC1	Land off Duncots Close	Ickleford	9	no	0
IC2	Burford Grange, Bedford Road	Ickleford	40	no	0
IC3	Land at Bedford Road	Ickleford	150	no	0
KM3	Land north of High Street	Kimpton	13	no	0
KW1	Allotments west of The Heath, Breachwood Green	King's Walden	16	no	0
KB1	Land at Deards End	Knebworth	200	no	0
KB2	Land at Gypsy Lane	Knebworth	184	no	0
KB3	Chas Lowe, London Road	Knebworth	14	yes	14
KB4	Land east of Knebworth	Knebworth	200	no	0
LG1	Letchworth North	Letchworth	900	no	0
LG3	Land east of Kristiansand Way	Letchworth	120	no	0
LG4	Land north of former Norton School, Norton Road	Letchworth	45	no	0
LG5	Land at Birds Hill	Letchworth	86	yes	86
LG6	Land off Radburn Way	Letchworth	35	part	11
LG8	Pixmore Centre, Pixmore Avenue,	Letchworth	80	yes	80
LG9	Former Lannock School	Letchworth	45	part	15
LG10	Former Norton School playing field, Croft Lane	Letchworth	37	no	0
LG13	Glebe Road industrial estate	Letchworth	10	yes	10
LG14	Nursery, Icknield Way	Letchworth	8	yes	8

LP Ref	Address	Town / parish	Total	PDL?	
LG15	Garages, Icknield Way	Letchworth	25	yes	25
LG16	Foundation House	Letchworth	47	yes	47
LG17	Hamonte	Letchworth	30	yes	30
LG18	Former Depot, Icknield Way	Letchworth	55	yes	55
LS1	Land at Ramerick	Ickleford	120	no	0
EL1	Luton East (west)	Luton (adjoining)	1,050	no	0
EL2	Luton East (east)	Luton (adjoining)	350	no	0
EL3	Land north east of Luton	Luton (adjoining)	700	no	0
PR1	Land east of Butchers Lane	Preston	21	no	0
RD1	Land at Blacksmiths Lane	Reed	22	no	0
RY1	Land west of Ivy Farm, Baldock	Royston	279	no	0
RY2	Land north of Newmarket Road (north)*	Royston	330	no	0
RY4	Land north of Lindsay Close	Royston	40	no	0
RY5	Agricultural supplier, Garden Walk	Royston	20	yes	20
RY7	Anglian Business Park, Orchard Road	Royston	48	yes	48
RY8	Land at Lumen Road	Royston	14	yes	14
RY10	Land south of Newmarket Road	Royston	300	no	0
RY11	Land at Barkway Road	Royston	18	no	0
SI1	Land south of Waterdell Lane (north)	St Ippolyts	40	no	0
SI2	Land south of Stevenage Road	St Ippolyts	12	no	0
SP2	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	41	no	0
GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)	330	no	0
GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)	600	no	0
NS1	Stevenage North	Stevenage (adjoining)	900	no	0
TH1	Police Row (east)	Therfield	12	no	0
WE1	Land off Hitchin Road	Weston	40	no	0
WY1	Land south of Little Wymondley	Wymondley	300	no	0
	Broad locations and windfalls				
	Broad locations (1) - Letchworth Town Centre	Letchworth	50	yes	50
	Broad locations (2) - sites to be identified for development post-2026 at review	Unspecified	500	no	0
	Windfalls (1) - small sites	Unspecified	600	part	300
	Windfalls (2) - large PDL sites	Unspecified	500	yes	500
	Total		16,902		3,380
					20%

Table B: Updated calculation of PDL target at 1 April 2017 (ED3)

Plan ref	Address	Town / parish	Homes	PDL?	
	Completions 1 April 2011 - 31 March 2017	Unspecified	1994	part	1,303
	Permissions at 1 April 2017				
RY2	Land east of Garden Walk and north of, Newmarket Road, Garden Walk, Royston	Royston	330	no	0
	North Hertfordshire College, William Road, Hitchin, SG4 0LS	Hitchin	85	yes	85
	Land Adjacent To Elm Tree Farm, Hambridge Way, Pirton	Pirton	78	no	0
	Land fronting Station Road and, Royston Road, Baldock	Baldock	50	yes	50
	Garden Square Shopping Centre, Leys Avenue, Letchworth Garden City	Letchworth	45	yes	45
	Land at John Barker Place, Westmill Estate, Hitchin	Hitchin	33	yes	33
	Hitchin Cricket and Hockey Ground, Lucas Lane, Hitchin, SG5 2JA	Hitchin	27	no	0
	20-22 Station Road, Letchworth Garden City, SG6 3BG	Letchworth	25	yes	25
RY5	Weatherhead Mark Ltd., Garden Walk, Royston, SG8 7HT	Royston	19	yes	19
	Hitchin Hospital, Talbot Street, Hitchin, SG5 2QU	Hitchin	18	yes	18
	Land East Of Cooks Way, Cambridge Road, Hitchin	Hitchin	18	yes	18
	Dorchester House, Station Parade, Letchworth Garden City, SG6 3AW	Letchworth	18	yes	18
	Block B, Latchmore Court, Brand Street, Hitchin, SG5 1HX	Hitchin	13	yes	13
	Kingsfield, Hadrian Way, Baldock, SG7 6AN	Baldock	12	yes	12
	The Farmyard, Brickyard Lane, Reed	Reed	12	no	0
	Minsden Elderly Persons Home, Wratten Road West, Hitchin, SG5 2AU	Hitchin	11	yes	11
	The Nightingale, 89 Nightingale Road, Hitchin, SG5 1RL	Hitchin	11	yes	11
	10, Burns Road, Royston, SG8 5PT	Royston	11	yes	11
	Former Factory Site, Land on the north west side, Blackhorse Road, Letchworth Garden City	Letchworth	10	yes	10
	16A The Paddock, Hitchin	St Ippolyts	7	no	0
	Small sites (<10 unit) - Baldock	Baldock	21	part	20
	Small sites (<10 unit) - Hitchin	Hitchin	105	part	97
	Small sites (<10 unit) - Letchworth	Letchworth	38	part	35
	Small sites (<10 unit) - Royston	Royston	54	part	35
	Small sites (<10 unit) - Villages	Unspecified	150	part	76
	Known sites at 1 April 2017 with permission granted since				
	Odyssey Health Club	Knebworth	70	yes	70
	Proposed local plan sites				
AS1	Land west of Claybush Road	Ashwell	33	no	0
BA1	North of Baldock	Baldock	2500	no	0
BA2	Land off Clothall Road (Clothall parish)	Baldock	200	no	0
BA3	South of Clothall Common (Clothall parish)	Baldock	200	no	0
BA4	East of Clothall Common	Baldock	95	no	0
BA5	Land off Yeomanry Drive	Baldock	25	no	0
BA6	Land at Icknield Way	Baldock	26	yes	26
BA7	Rear of Clare Crescent	Baldock	20	no	0
BA11	Deans Yard, South Road	Baldock	20	yes	20
BK1	Land off Cambridge Road	Barkway	12	no	0
BK2	Land off Windmill Close	Barkway	20	no	0
BK3	Land between Cambridge Road & Royston Road	Barkway	140	no	0
CD1	Land south of Cowards Lane	Codicote	73	no	0
CD2	Codicote Garden Centre, High Street (south)	Codicote	54	yes	54
CD3	Land north east of The Close	Codicote	48	no	0
CD5	Land south of Heath Lane	Codicote	140	no	0
GR1	Land at Milksey Lane (north)	Graveley	8	no	0
HT1	Highover Farm, Stotfold Road	Hitchin	700	no	0
HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin	84	no	0
HT3	Land south of Oughtonhead Lane	Hitchin	46	no	0
HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin	16	no	0
HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin	53	no	0
HT8	Industrial area, Cooks Way	Hitchin	50	yes	50
HT10	Former B&Q	Hitchin	60	yes	60
IC1	Land off Duncots Close	Ickleford	9	no	0
IC2	Burford Grange, Bedford Road	Ickleford	40	no	0
IC3	Land at Bedford Road	Ickleford	150	no	0
KM3	Land north of High Street	Kimpton	13	no	0
KW1	Allotments west of The Heath, Breachwood Green	King's Walden	16	no	0
KB1	Land at Deards End	Knebworth	200	no	0
KB2	Land at Gypsy Lane	Knebworth	184	no	0
KB3	Chas Lowe, London Road	Knebworth	14	yes	14
KB4	Land east of Knebworth	Knebworth	200	no	0
LG1	Letchworth North	Letchworth	900	no	0
LG3	Land east of Kristiansand Way	Letchworth	120	no	0
LG4	Land north of former Norton School, Norton Road	Letchworth	45	no	0
LG5	Land at Birds Hill	Letchworth	86	yes	86
LG6	Land off Radburn Way	Letchworth	27	part	11
LG8	Pixmore Centre, Pixmore Avenue,	Letchworth	80	yes	80
LG9	Former Lannock School	Letchworth	45	part	15
LG10	Former Norton School playing field, Croft Lane	Letchworth	37	no	0
LG13	Glebe Road industrial estate	Letchworth	10	yes	10
LG14	Nursery, Icknield Way	Letchworth	8	yes	8
LG15	Garages, Icknield Way	Letchworth	25	yes	25
LG16	Foundation House	Letchworth	47	yes	47
LG17	Hamonte	Letchworth	32	yes	30
LG18	Former Depot, Icknield Way	Letchworth	55	yes	55
LS1	Land at Ramerick	Lower Standon (Ickle	120	no	0
EL1	Luton East (west)	Luton (adjoining)	1050	no	0
EL2	Luton East (east)	Luton (adjoining)	350	no	0
EL3	Land north east of Luton	Luton (adjoining)	700	no	0
PR1	Land east of Butchers Lane	Preston	21	no	0
RD1	Land at Blacksmiths Lane	Reed	22	no	0
RY1	Land west of Ivy Farm, Baldock	Royston	279	no	0
RY2	Land north of Newmarket Road (north)	Royston	0		
RY4	Land north of Lindsay Close	Royston	100	no	0

Plan ref	Address	Town / parish	Homes	PDL?	
RY5	Agricultural supplier, Garden Walk	Royston	0		
RY7	Anglian Business Park, Orchard Road	Royston	48	yes	48
RY8	Land at Lumen Road	Royston	14	yes	14
RY10	Land south of Newmarket Road	Royston	300	no	0
RY11	Land at Barkway Road	Royston	18	no	0
SI1	Land south of Waterdell Lane (north)	St Ippolyts	40	no	0
SI2	Land south of Stevenage Road	St Ippolyts	12	no	0
SP2	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	41	no	0
GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)	330	no	0
GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)	600	no	0
NS1	Stevenage North	Stevenage (adjoining)	900	no	0
TH1	Police Row (east)	Therfield	12	no	0
WE1	Land off Hitchin Road	Weston	40	no	0
WY1	Land south of Little Wymondley	Wymondley	300	no	0
Broad locations and windfalls					
	Broad locations (1) - Letchworth Town Centre	Letchworth	50	yes	50
	Broad locations (2) - sites to be identified for development post-2026 at review	Unspecified	500	no	0
	Windfalls (1) - small sites	Unspecified	560	part	280
	Windfalls (2) - large sites	Unspecified	430	yes	430
Total			17068		3,428
<i>Cumulative total since 2011</i>					20%