

# **Examination of the Welwyn Hatfield Local Plan**

## **Briefing Note – Clarification on Calculation of Housing Supply Figures**

**February 2021**



## **Briefing Note – Clarification on Calculation of Housing Supply Figures**

- 1.1 This note responds to the issues raised in the representation received from Mr Perkins (ref 1022669) as part of the Consultation on Examination Documents EX215-EX218: 15.12.20 – 26.01.21. The representation queried the figures on completions and commitments that were presented to the Cabinet Planning and Parking Panel on 17<sup>th</sup> November 2020. These figures were also included within the December 2020 update of the Local Plan Housing Trajectory EX224A.
- 1.2 The completions figure of 2,121 dwellings presented is for the period 2016/17 – 2019/20. The commitments figure was for commitments *as at* 30 Sept 2020 totalling 961 dwellings<sup>1</sup>. Any Local Plan or ‘additional sites’ which have permission granted are not included in this figure as these were counted separately within the allocations data.
- 1.3 This note also issues a correction to the commitments figure which is revised downwards by 8 dwellings from 961 to 953. Further detail on this correction is included in paragraph 4.2 and the appendix to this note.

### **C2 Accommodation**

- 2.1 Whilst the SHMA 2014, 2017 and subsequent updates in EX103A and EX203A, identified a separate and additional need for communal establishments (C2) that is excluded and additional from the overall OAN, any C2 completions will free-up C3 accommodation. Government guidance allows for an allowance to be made within the overall housing land supply based on the ‘amount of accommodation it releases to the market’.
- 2.2 An allowance for C2 accommodation has been included within the completions and commitments data. The census ratio of 1.8:1 has been applied to communal C2 accommodation, as outlined in the guidance below as well as in the Housing Delivery Test Measurement Rulebook published by MHCLG in July 2018.

### ***“How can authorities count older people’s housing in the housing land supply?”***

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<sup>1</sup> Note that a figure of 1,141 dwellings was incorrectly presented in the 17<sup>th</sup> November CPPP report but was corrected at the meeting to 961 dwellings.

*Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in Housing for Older and Disabled People.”*

MHCLG Planning Guidance - Housing Supply and Delivery, Paragraph 35, 22 July 2019 - <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

**“How should plan-making authorities count specialist housing for older people against their housing requirement?”**

*Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census Data.”*

MHCLG Planning Guidance – Housing for Older and Disabled People, Paragraph 16a, 26 June 2019 - <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#para016a>

There are a number of sites within the completions and commitments data which provided C2 accommodation for which an allowance was made based on the ‘amount of accommodation released in the housing market’ The sites for which an allowance has been made are detailed in the tables below:

**Completions 2016/17-2019/20 – C2 Accommodation**

Year	Site	Permission Reference	Bedspaces	Dwelling Equivalents (included in supply)
17/18	Land at Bericot Way, WGC	N6/2014/2462/MA	75	42
17/18	Former QEII Hospital, Howlands (West), WGC	6/2015/2132/RM	64	35
18/19	4 Wilkins Green Lane, Hatfield	S6/2014/1091/FP	8	4
18/19	59 London Road, Woolmer Green	6/2017/1064/FULL	4	2
<b>Total C2 Completions 16/17 – 19/20</b>			<b>151</b>	<b>83</b>

## Commitments – C2 Accommodation

Site	Permission Reference	Bedspaces	Dwelling Equivalents (included in supply)
Plot 6000, Hatfield Business Park, Hatfield	6/2017/0550/MAJ/ 6/2018/2994/VAR	81	45
Land adjacent to 45 Broadwater Road, WGC	6/2018/3292/MAJ	104	58
St Andrews Care Home, WGC	6/2020/1249/FULL	12	7
Oakview Lodge, WGC	6/2020/0826/FULL	6	3
<b>Total C2 Commitments</b>		<b>197</b>	<b>113</b>

- 2.3 An allowance for C2 accommodation was also included within the allocation figure for the Draft Local Plan site Pea02b of 57 dwelling equivalents (114 bedspaces – which were detailed in the planning application):

### Draft Local Plan Sites – C2 Accommodation

Site	Permission Reference	Bedspaces	Dwelling Equivalents
Pea02b -Broadwater Road West SPD Site, WGC	6/2018/0171/MAJ	114	57

- 2.4 It should be noted that the site Minster House in Hatfield is in fact C3 – sheltered housing and so was included as a net gain of 49 dwellings. (No ratio was applied to this site).

Site	Permission Reference	Losses	Gross Gain	Net Gain
Minster House, Hatfield	6/2019/2086/MAJ	41	90	49

- 2.5 In terms of the older person's housing need which was assessed in the SHMA, but recently updated in EX203A – Appendix 4. This identified a separate and additional need for 165 bedspaces within communal establishments for plan period 2013-32 and 201 bedspaces for the plan period 2016-36. There have been 151 care home bedspaces completed since 2016/17, with a further 311 in the supply.

### Total C2 Supply:

	Bedspaces
Completions (2016-17 – 2019/20)	151
Commitments	197
Draft Local Plan Allocations	114
<b>Total C2 Supply</b>	<b>462</b>

## **Student Accommodation**

- 3.1 Student accommodation has been counted in line with MHCLG guidance which, for communal student accommodation, makes an allowance based on the amount of accommodation released to the market. While fully self-contained student dwellings are counted on a one-for-one basis. The guidance is set out below:

***“How can authorities count student housing in the housing land supply?”***

*Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.”- MHCLG*

Planning Guidance - Housing Supply and Delivery, Para 34, 22 July 2019

<https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

- 3.2 This guidance on counting student dwellings is also outlined in the Housing Delivery Test Measurement Rulebook which was published by MHCLG in July 2018. This details how the adjustment should be applied using the nationally set ratio from the published census data. This national ratio of 2.5:1 has been applied to communal student accommodation, while fully self-contained student accommodation (which includes individual kitchen and bathroom facilities) has been counted one-for-one.
- 3.3 Whilst paragraph 9.27 within the Submitted Draft Local Plan stated a ratio of 5:1 between student bedrooms and dwelling equivalents, this was written prior to government guidance on counting student dwellings being published in 2018. Historic student completions were revised in line with the new ratios.
- 3.4 There are two sites which provided student accommodation and which contributed to completions between 2016/17 – 2019/20:
- **College Lane, Hatfield - S6/2012/1928/PP** - This permission was for the demolition of 1,059 existing student bedspaces and the erection of 2,511 new student bedrooms (a net total of 1,452 student bedspaces). The accommodation included shared kitchen/bathroom facilities and therefore was counted by applying the 2.5:1 ratio to the net gain in number of student bedspaces. Completions/Demolitions at this site took place across 3 years between 2014/15 and 2016/17, as outlined in the table below. A net gain of

1,452 bedspaces divided by 2.5 equates to 580 dwelling equivalents. Of this total, 324 dwelling equivalents were completed within the plan period (2016/17) and are included within the completions figure.

### Student Completions at College Lane in Hatfield

	Bedspaces			Dwelling Equivalents (As counted in completions)
	Loss	Gain	Net	Net
2014/15	511	696	185	74.0
2015/16	548	1003	455	182.0
2016/17		812	812	324.8
<b>Total</b>	<b>1059</b>	<b>2511</b>	<b>1452</b>	<b>580.8</b>

- **Comet Hotel, St Albans Road West, Hatfield - 6/2016/1739/MAJ** - This permission, which completed in 2019/20, was for student accommodation comprising of: 236 self-contained studios which each include a kitchenette and bathroom as well as 36 'twodios' (double occupancy) which also each include a kitchenette and bathroom. This totals 272 self-contained dwellings (308 bedspaces). As this accommodation is fully self-contained it was counted on a one-for-one basis at 272 units in line with the guidance outlined above.

### Duplications and double counting

- 4.1 With regards to replacement dwellings (i.e. demolition and re-build), demolitions often take place and are recorded in the years prior to the new build completion/s. Even where there is a net gain of 0, the loss and rebuild is recorded across the year/s in which they take place. The table below shows how completions were recorded at the site at Northdown Road in Hatfield, which was one site which was queried.

Site	Reference	Dwellings Gross	Losses	Dwellings Net	Completions			
					2017/1	2018/1	2019/2	Total
Northdown Road, Hatfield	6/2016/10 91/DC3	16	16	0	8	9	0	0

- 4.2 For some sites within the commitments figures, the demolition will have already taken place and the loss already been recorded within the completions data, however the new replacement dwelling/s have not yet completed and therefore the number remaining to deliver is included within commitments. There were however, a small number of demolitions which were not picked up within the commitments figure which amount to -8 dwellings and result in the overall commitments figure being revised downward to 953 dwellings from 961 dwellings. Further detail is included in the appendix to this note which clarifies the queries made in Appendix 2 & 3 of Mr

Perkins consultation response, ref 1022669 - Consultation on Examination Documents EX215-EX218: 15.12.20 – 26.01.21.

### **Restrictive Covenants**

- 5.1 The inclusion of two sites (amounting to 12 dwellings) has been questioned due to restrictive covenants. Whilst restrictive covenants could cause delay, they can be overcome so it is not considered that these sites, which both have planning permission granted, should be removed from the supply unless the permission expires or there is *clear evidence* that they are not deliverable. The National Planning Policy Framework 2012 – foot note to paragraph 47, states that sites with planning permission:

*“should be considered derivable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*

- 5.2 One of these planning permissions (6/2016/1778/FULL - 11 Brookmans Avenue, Brookmans Park) is now under construction.

### **Expired Planning Permissions**

- 6.1 The figure for commitments includes planning permissions granted which have not lapsed (they were either under construction or had a lapse date after 31 Mar 2020).
- 6.2 Guidance was released in July 2020 regarding extensions to planning permissions which were due to lapse between 19 Aug 2020 and the 31 December 2020, which would allow an automatic extension to 1 May 2021. Permissions due to expire between 23 May 2020 and 19 Aug 2020 were also extended to 1 May 2021 although they are subject to Additional Environmental Approval.

### **Increased Density**

- 7.1 In the 17th November 2020 report to CPPP an allowance of 671 dwellings was made in the housing supply for increased capacity at two urban sites in Welwyn Garden City (Pea02b/SDS3 – Broadwater Road West and Pea 102 – Bio-Park, Broadwater Road). The representation made by Mr Perkins queried this increase in capacity stating there is: ‘no evidence to support this assertion...’. Evidence has since been submitted in the December 2020 Addendum to the Housing & Economic Land Availability Assessment, which included an updated capacity assessment for these two sites.

## **Conclusion**

- 8.1 The overstatement of housing supply was by 8 dwellings not 1,213 as detailed in consultation response ref 1022669 - Consultation on Examination Documents EX215-EX218: 15.12.20 – 26.01.21. These additional 8 dwellings, included within the commitments figure, were due to a small number of demolitions not being picked up at the monitoring stage. Consequently, the overall figure for commitments is revised down by 8 dwellings from 961 dwellings to 953 dwellings.



## Appendix 1 – Commitments

This table details sites included within the commitments figure and clarifies queries made in appendix 2 & 3 of consultation response ref 1022669 - Consultation on Examination Documents EX215-EX218: 15.12.20 – 26.01.21. It also provides detail on the corrections made to the commitments figure totalling -8 dwellings (shown in red).

Site	Planning Permission Reference	Dwellings - GROSS	Dwellings -NET	Completed (as at end Mar 2020)	Remaining to deliver (Commitments)	Corrections (change on commitments figure)	Notes
Xerox Campus, Bessemer Road (New build - West, Blocks X2 and X3), WGC	6/2016/1975/RM	125	125	0	125		
29 Broadwater Road, WGC*	6/2019/0108/PN11	72	72	0	0 (72)		This site was removed from commitments as it was included within 'sites and capacity identified in proposed changes consultation'. The original Prior Notification was for 72 dwellings. The subsequent application was for 128 dwellings which has been approved subject to S106 agreement.
Entech House, Woolmer Green	6/2017/0848/MAJ	72	72	0	72	-1	Incorrectly recorded as net gain of 72 dwellings in the commitments figure. Net gain 71.
Norton Building, Bridge Road East, WGC*	6/2019/0018/PN11	59	59	0	0 (59)		This site was removed from commitments as it was included within 'sites and capacity identified in proposed changes consultation'.
Land adjacent to 45 Broadwater Road, WGC	6/2018/3292/MAJ	58	58	0	58		104 C2 bedspaces - allowance made for amount of accommodation released to the market 104/1.8=58
Minster House, Hatfield*	6/2019/2086/MAJ	90	41	0	0 (49)		C3 Sheltered Housing. This site was removed from commitments as it was included within 'sites and capacity identified in proposed changes consultation'.
Plot 6000, Hatfield Business Park , Hatfield	6/2018/2994/VAR	45	45	0	45		81 C2 bedspaces - allowance made for amount of accommodation released to the market 81/1.8=45
QEII hospital nursery and MRI centre off William Close , WGC	6/2018/2809/MAJ	41	41	0	41		
Land north of Chequersfield , WGC	6/2018/1519/MAJ	30	30	0	30		
26 Stonehills, WGC	6/2019/1452/MAJ	27	27	0	27		
Accord House, 28 Bridge Road East, WGC	6/2018/2472/MAJ	25	25	0	25		
98-102 Great North Road, Hatfield	6/2017/1194/MAJ	24	21	-3	24		-3 recorded in 2018/19 completions, 24 remaining to deliver
37 Broadwater Road, WGC	6/2018/2387/MAJ	24	24	0	24		
Northaw House, Coopers Lane, Northaw, Rural South	6/2019/0217/MAJ	25	23	0	23		25 gross, 2 existing = 23 net, 23 remaining to deliver
Colonial House, 87 Great North Road, Hatfield	S6/2014/1541/MA	20	20	0	20		

Fountain House, Howardsgate (First and second floor conversion), WGC	6/2018/1067/PN11	18	18	0	18		
Car Park north of Salisbury Square, Hatfield	S6/2011/1994/MA	24	17	0	17		
Accord House, 28 Bridge Road East, WGC	6/2020/0461/PN11	17	17	0	17		
Blackhorse House, 36 Salisbury Square (1st and 2nd floor conversion), Hatfield	6/2020/0918/PN11	16	16	0	16		
Cuffley Motor Company, Station Road, Cuffley	6/2016/0887/MAJ	12	12	0	12		
Units 1,1a, 3 Swallow End, WGC	6/2018/0231/PN11	12	12	0	12	-2	Relating permission 6/2019/1172/FULL indicates reduction by 2 to 10 units (planning statement)
Andre House, 19-25 Salisbury Square, Hatfield	6/2018/0688/PN11	9	9	0	9		
Fountain House, Howardsgate (Roof Extension, Third floor), WGC	6/2018/1057/FULL	9	9	0	9		
Diocesan Education Centre, Hall Grove, WGC	6/2018/1029/FULL	9	8	-1	9		-1 recorded in 2018/19 completions, 9 remaining to deliver
Mill Green Mill, Green Lane, Rural North	6/2018/0717/MAJ	9	9	0	9		
12 Tolmers Gardens, Cuffley	6/2018/3125/FULL	8	7	-1	8		-1 recorded in 2019/20 completions, 8 remaining to deliver
63-65 New Road, Digswell	6/2019/1569/FULL	9	8	0	8	-1	Incorrectly recorded as net gain of 8, 2 existing dwellings not 1. Should be a net gain of 7 dwellings.
Maynard House, 1 The Common, Hatfield	6/2018/2552/FULL	8	6	-2	8		-2 recorded in 2019/20 completions, 8 remaining to deliver
37 Church Street, Welwyn	6/2017/2107/FULL	8	7	-1	8		
Units 1,1a, 3 Swallow End, WGC	6/2019/1172/FULL	8	8	0	8		Net 8. However, planning statement indicates relating permission 6/2018/0231/pn11 would be reduced by 2 (from 12 to 10) if 6/2019/1172/FULL is approved. This deduction of 2 units is detailed under 6/2018/0231/pn11.
The East, Great North Road, WGC	6/2018/2085/FULL	8	6	-2	8		
Swan Lodge, Bell Lane, Brookmans Park, Rural South	6/2016/0168/FULL	8	7	-1	8		-1 recorded in 2018/19 completions, 8 remaining to deliver
75 Oaklands Avenue, Brookmans Park	6/2020/0456/FULL	9	7	0	7		-1 recorded in 2019/20 completions, 8 remaining to deliver
77 Brookmans Avenue , Brookmans Park	6/2018/1996/FULL	8	7	0	7		
1 Roe Green Close, Hatfield	6/2019/1699/FULL	8	7	0	7		
St Andrews Care Home, WGC	6/2020/1249/FULL	7	7	0	7		12 C2 bedspaces - allowance made for amount of accommodation released to the market 12/1.8=7
Guessens 6 Codicote Road, Rural North	6/2018/3140/FULL	7	7	0	7		
Ponsbourne Riding Centre, Newgate Street, Rural South	6/2018/0598/MAJ	7	7	0	7		
101 Brookmans Avenue , Brookmans Park	6/2019/2313/FULL	6	6	0	6	-1	Incorrectly recorded as net gain of 6, 1 existing dwellings. Should be a net gain of 5 dwellings.
Land behind 140 Ludwick Way, WGC	6/2019/1616/FULL	6	6	0	6		

11 Brookmans Avenue, Brookmans Park	6/2016/1778/FULL	5	4	-1	5		
14-16 Bishops Rise, Hatfield	6/2018/1883/FULL	7	5		5		
36 Salisbury Square, Hatfield	6/2017/1902/FULL	5	5	0	5		
33 Lemsford Road, Hatfield, Hatfield	6/2018/0534/FULL	5	4	-1	5		-1 recorded in 2019/20 completions, 5 remaining to deliver
Firs Stables, Woodside Lane, Rural South	6/2016/0946/RM	5	5	0	5		
36 Salisbury Square (Roof Extension), Hatfield	6/2017/1903/FULL	4	4	0	4		
1-5 Park Street, Hatfield	6/2018/2497/FULL	4	4	0	4		
2 St Albans Road East , Hatfield	6/2017/1242/FULL	5	4	0	4		
Walnut House, 1 Walnut Grove, WGC	6/2017/1149/FULL	4	4	0	4		
179 Handside Lane, WGC	6/2018/2426/FULL	4	4	0	4		
56 Bridge Road East, WGC	6/2018/2871/PN11	4	4	0	4		
58 Bridge Road East, WGC	6/2016/2648/PN11	4	4	0	4		
2 New Road (North), Stanborough, Rural North	6/2015/1983/FULL	4	4	0	4		
2 New Road (North), Stanborough, Rural North	6/2015/1984/FULL	4	4	0	4		
54 New Road, Digsweil	6/2018/2124/FULL	4	3	0	3		
58 St Albans Road East, Hatfield	6/2018/1305/FULL	3	3	0	3		
17-17A Mill Lane, Welwyn	6/2018/1454/PN11	3	3	0	3		
29 Mill Lane, Welwyn	N6/2015/0553/OR	7	7	4	3		
Oakview Lodge, WGC	6/2020/0826/FULL	3	3	0	3		6 C2 bedspaces - allowance made for amount of accomodation released to the market 6/1.8=3
58B Bridge Road East, WGC	6/2019/2188/PN11	3	3	0	3		
7 Strawmead, Hatfield	6/2019/0271/FULL	3	2	0	2		
10 Crawford Road, Hatfield	6/2018/3267/PN9	2	2	0	2		
Unit 1, 41-43 Town Centre, Hatfield	6/2019/0093/LAWP	2	2	0	2		
Unit 2, 41-43 Town Centre, Hatfield	6/2019/0094/LAWP	2	2	0	2		
Unit 3, 41-43 Town Centre, Hatfield	6/2019/0095/LAWP	2	2	0	2		
24 High Dells , Hatfield	6/2020/0748/FULL	2	2	0	2	-1	Incorrectly recorded as net gain of 2 dwellings (net gain 1)
19-23 Town Centre, Hatfield	6/2016/1371/FULL	2	2	0	2		
Land to the rear of 7 Ground Lane, Hatfield	S6/2012/2552/FP	2	2	0	2		
71 Park Meadow, Hatfield	6/2017/0142/FULL	2	1	-1	2		-1 recorded in 2017/18 completions, 1 remaining to deliver.
10 & 12 Oaklands Rise, OMH	6/2016/1998/FULL	4	2	0	2		
8 Firway, OMH	6/2020/0778/FULL	2	1	-1	2		-1 recorded in 2019/20 completions, 2 remaining to deliver
Land adjacent to 17 Bracken Lane, OMH	N6/2012/0215/S73 B	2	2	0	2		
22 Dellsome Lane, Welham Green	6/2019/1822/FULL	2	2	0	2		
The Frythe (Phase 4 - West), Welwyn	N6/2014/0208/DE	82	82	80	2		
The Frythe (Phase 1 - East), Welwyn	N6/2013/1994/DE	24	24	22	2		
13 New Road, WGC	6/2020/0966/FULL	3	2	0	2		

Second Floor York House, 4 Wigmores South, WGC	6/2017/2894/PN11	2	2	0	2		
6 Elmoor Avenue, WGC	6/2020/0673/FULL	3	2	0	2		
Part 2nd Floor 1-7 Fountain House, Howardsgate, WGC	6/2018/3025/PN11	2	2	0	2		
First Floor , 9-10 Stonehills, WGC	6/2018/2034/PN11	2	2	0	2		
Land rear of 52 & 54 Bridge Road, WGC	N6/2014/2504/FP	2	2	0	2		
2 New Road (North), Stanborough, Rural North	6/2019/1051/PN11	2	2	0	2		
Beecholme 54 Codicote Road, Rural North	6/2018/2688/FULL	2	2	0	2		
Beecholme 54 Codicote Road (additional flats), Rural North	6/2020/0180/FULL	2	2	0	2		Net gain of 2 dwellings. In total at this site there are 5 net dwellings across three planning permissions: 6/2018/2688/FULL, 6/2019/1065/FULL, 6/2020/0180/FULL. As detailed in officer's report these two dwellings are in addition to three dwellings which already have permission.
Primrose Cottage, Kentish Lane, Rural South	6/2020/1251/FULL	3	2	0	2		
The Spinney, High Road, Essendon, Rural South	6/2018/0804/FULL	3	2	0	2		
15-17 Newgate Street Village, Rural South	6/2019/1441/FULL	4	2	0	2		
Camleigh Farm, Cucumber Lane, Essendon, Rural South	6/2015/2088/PN10	2	2	0	2		Change of use from agricultural to dwellings. Net gain 2.
73 Pine Grove, Brookmans Park	6/2018/0215/FULL	2	1	0	1		
20 Upland Drive, Brookmans Park	6/2018/0655/FULL	2	1	0	1		
65 Georges Wood Road, Brookmans Park	6/2018/0017/FULL	2	1	0	1		
Land adjacent to 46 Peplins Way, Brookmans Park	6/2020/0622/FULL	1	1	0	1		
55-56 Bradmore Gardens , Brookmans Park	6/2019/1432/FULL	2	1	0	1		
Garages at Green Close, Brookmans Park	6/2017/0048/FULL	1	1	0	1		
Land between 33 & 35 Pine Grove, Brookmans Park	6/2018/2031/FULL	1	1	0	1		
32 Upland Drive, Brookmans Park	6/2018/0373/FULL	2	1	0	1		
16 Upland Drive, Brookmans Park	6/2018/1068/FULL	2	1	0	1		
28 Brookmans Avenue, Brookmans Park	6/2018/2201/FULL	1	0	-1	1		-1 recorded in 2019/20 completions, 1 remaining to deliver
47 Pine Grove, Brookmans Park	6/2017/2693/FULL	1	0	-1	1		-1 recorded in 2019/20 completions, 1 remaining to deliver
6 Brookmans Avenue, Brookmans Park	6/2019/2285/FULL	1	0	-1	1		-1 recorded in 2019/20 completions, 1 remaining to deliver
13 The Gardens, Brookmans Park	6/2018/2319/FULL	1	1	0	1		Includes addition of 1 self-contained maisonette. Net gain 1 dwelling.
68 Mymms Drive, Brookmans Park	6/2018/0116/FULL	1	0	-1	1		-1 recorded in 2018/19 completions, 1 remaining to deliver
66 Tolmers Road, Cuffley	6/2019/0536/FULL	1	1	0	1		
Land rear of 14 East Ridgeway, Cuffley	6/2016/1949/FULL	1	1	0	1		
Garages adjacent to flats 37-48 Lambs Close, Cuffley	6/2018/2170/FULL	1	1	0	1		
7 Hanyards, Cuffley	6/2019/2311/FULL	1	1	0	1		
Land Adjacent to 48 The Ridgeway, Cuffley	6/2020/1325/FULL	1	1	0	1		

58 Plough Hill, Cuffley	6/2018/1225/FULL	1	0	-1	1		-1 recorded in 2019/20 completions, 1 remaining to deliver
Land rear of 17 Kingsmead, Cuffley	6/2016/0291/FULL	1	1	0	1		
28 Hill Rise, Cuffley	6/2019/0165/FULL	1	0	-1	1		-1 recorded in 2018/19 completions, 1 remaining to deliver
15 Bacons Drive, Cuffley	6/2016/2179/FULL	1	0	-1	1		-1 recorded in 2018/19 completions, 1 remaining to deliver
Cuffley Hills Barn, The Ridgeway, Cuffley	6/2020/0274/FULL	1	1	0	1		
158 Tolmers Road, Cuffley	6/2018/0349/FULL	1	0	-1	1		-1 recorded in 2018/19 completions, 1 remaining to deliver
27 New Road, Digswell	6/2019/1053/FULL	1	1	0	1		
53 Harmer Green Lane, Digswell	6/2015/2125/FULL	2	1	0	1		
Land adjacent to 2 Bull Stag Green Cottages, Hatfield	6/2018/0683/FULL	1	1	0	1		
55 Bishops Rise, Hatfield	6/2019/0814/FULL	1	1	0	1		
105 Great North Road, Hatfield	6/2018/1041/FULL	1	1	0	1		
13 Deerswood Avenue, Hatfield	6/2016/2123/FULL	2	1	0	1		
108 Aldykes , Hatfield	6/2019/2901/FULL	2	1	0	1		
The Wood Barn, The Estate Yard, North Mymms, Hatfield	6/2019/1923/FULL	1	1	0	1	-1	Duplicate permission of 6/2020/1212/FULL
2 De Havilland Close, Hatfield	6/2020/1010/FULL	2	1	0	1		
25-27 Town Centre, Hatfield	6/2020/0801/PN11	1	1	0	1		
Land adj, 12 Elm Drive, Hatfield	6/2020/0285/FULL	1	1	0	1		
6 Homestead Lane, Hatfield	6/2015/2177/FULL	1	1	0	1		
10 Hawkshead Lane, North Mymms, Hatfield	6/2017/2346/MAJ	2	1	0	1		
1 Coopers Road, Little Heath	6/2018/3236/FULL	1	1	0	1		
Land rear of 29 Turpins Ride, OMH	6/2018/1045/FULL	1	1	0	1		
10 Woodland Way, OMH	6/2019/1862/FULL	2	1	0	1		
Land rear of 6 Briary Wood End, OMH	6/2018/2649/FULL	1	1	0	1		
14 The Avenue, OMH	6/2016/0490/FULL	1	1	0	1		
Land rear of 19 Woodland Way, OMH	6/2017/0099/FULL	1	1	0	1		-1 recorded in 2018/19 completions, 1 remaining to deliver
19 Woodland Way, OMH	6/2016/2432/FULL	1	0	-1	1		
2 Copse Hill, OMH	N6/2013/2709/FP	1	0	-1	1		
The Stables, Station Road, Welham Green	6/2016/2689/FULL	1	0	-1	1		-1 recorded in 2019/20 completions, 1 remaining to deliver
144B Dixons Hill Road, Welham Green	6/2019/2131/FULL	2	1	0	1		
Land adjacent to 20 Kindersley Close, Welwyn	6/2018/1599/FULL	1	1	0	1		
Land R/O, 26 Great North Road, Welwyn, Welwyn	6/2016/1980/FULL	1	1	0	1		
4 London Road, Welwyn	6/2019/1413/FULL	1	1	0	1		
15 Church Street , Welwyn	6/2019/1117/FULL	1	1	0	1		
9 Broom Hill, Welwyn	6/2019/0771/FULL	2	1	0	1		
2 Maran Avenue, Welwyn	6/2019/1552/FULL	1	1	0	1		
5&7 Moor Cottages, Welwyn	6/2019/1342/FULL	1	1	0	1		
24 London Road, Welwyn	6/2020/0061/FULL	1	1	0	1		

6 Briary Wood Lane, Welwyn	6/2018/2649/FULL	1	1	0	1		
2 Sandpit Road, WGC	6/2019/0298/FULL	2	1	0	1		
105 Attimore Road, WGC	6/2020/0256/FULL	1	1	0	1	-1	Incorrectly recorded as net gain of 1 dwellings (net gain 0)
11 Guessens Road, WGC	6/2017/1471/FULL	1	1	0	1		
Land adjacent to 85 Hardings, WGC	6/2016/1468/OUTLINE	1	1	0	1		
Land adjacent to 28 High Oaks Road, WGC	6/2017/0235/FULL	1	1	0	1		
Land off Monkswood, WGC	6/2018/2839/FULL	1	1	0	1		
The Orchard House, 53 Brockswood Lane, WGC	6/2018/0647/VAR	1	1	0	1		
Plas-y-Coed, Digswell Lane, WGC	N6/2014/1376/FP	2	1	0	1		
52 Reynards Road, Welwyn, Rural North	6/2016/2521/FULL	1	0	-1	1		-1 recorded in 2019/20 completions, 1 remaining to deliver
Beecholme 54 Codicote Road, Rural North	6/2019/1065/FULL	1	1	0	1		
The Doves, Hill Farm Lane, Ayot St Lawrence, Rural North	6/2016/1598/FULL	1	0	-1	1		-1 recorded in 2018/19 completions, 1 remaining to deliver
Bell Bar Farm, Woodside Lane, Hatfield, Rural South	6/2018/2648/FULL	1	1	0	1		
Sparrow Farm, Newgate Street, Rural South	6/2019/0091/FULL	1	1	0	1		
The View, Carbone Hill, Northaw, Rural South	6/2017/1003/VAR	1	1	0	1		Demolition already taken place as detailed in officers report and 6/2017/0586/LAWP
11 Hook Lane, Northaw Park, Rural South	6/2018/1186/FULL	2	1	0	1		
41 Hawkshead Lane, Rural South	6/2019/0844/FULL	2	1	0	1		Net gain of 1. Gross 2, loss of 1 existing dwelling
The Wood Barn The Estate Yard North Mymms Park, Rural South	6/2020/1212/FULL	1	1	0	1		Supersedes 6/2019/1923/FULL (-1 on 6/2019/1923/FULL)
Swan Lodge, Bell Lane, Brookmans Park, Rural South	6/2019/1471/FULL	1	1	0	1		
West End Farm, West End Lane, Essendon, Rural South	6/2016/0890/FULL	1	0	-1	1		
69 Bramble Road, Hatfield	6/2016/0093/FULL	0	-1	0	-1		
Northside/Abdale House, 32/34 Warrengate Road, Rural South	6/2019/1371/FULL	-1	-1	0	-1		
<b>Total Commitments</b>					<b>961</b>	<b>-8</b>	

\*Note that 29 Broadwater, Norton Building and Minster House were incorrectly included within the commitments figure in the 17<sup>th</sup> November CPPP Report, however this was corrected at the meeting and the sites were subsequently removed from the commitments figure as they were already included under 'sites and capacity identified in proposed changes consultation'. The amended figure for total commitments was 961.