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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION BY Barker Parry Town Planning Ltd

Site Address: Fairmead, 90 Cuffley Hill, Goffs Oak, Hertfordshire, EN7 5EX

Housing Requirements and Housing Land Supply

PROOF OF EVIDENCE of

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BROXBOURNE BOROUGH COUNCIL

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## 1. Witness details

1.1 My Name is Camille Rantz Mc Donald and I am the Senior Policy Planner for the Borough of Broxbourne Council. I have been employed in the borough's planning department since April 2020. I hold a Master's Degree in Urban and Regional Planning at the University of Amsterdam, The Netherlands for which I was awarded the equivalent of a first class honours. I also hold an Undergraduate Degree in Geography and Planning from the Sorbonne University, Paris 1, France, for which I received the equivalent of a 2.1.

1.2 I am working towards my RTPI Associate membership presently. Associate membership is the RTPI membership pathway available to individuals who undertook planning degrees abroad, which are not accredited by the RTPI. To be eligible for Associate membership applicants are required to have 2 years professional experience, which I obtained in April this year.

1.3 The contents of this Proof of Evidence are true and comprise my professional evidence.

## 2. The Housing Delivery Test

2.1 The results of the 2021 Housing Delivery Test measurement (published in January 2022) identifies that Broxbourne Borough Council delivered 72% of its housing requirement over the last 3 years. Therefore, the presumption in favour of sustainable development applies by virtue of paragraph 11 of the NPPF and a Housing Delivery Test Action Plan is presently in preparation.

## 3. Housing Requirement

3.1 The five year housing land supply for Broxbourne has been calculated in advance of the publication of the 2021-2022 Authority Monitoring Report (AMR), especially for the purposes of this Public Inquiry. The monitoring period covered by the upcoming AMR is the 1<sup>st</sup> of April 2021 – 31<sup>st</sup> of March 2022.

3.2 The annual requirement is 454 dwellings per annum as set out in the Broxbourne Local Plan 2018-2033 (adopted June 2020, with a base date of 2016). Over 5 years this amounts to 2,270 dwellings.

3.3 According to the latest data available to the Council, on the 1st April 2022, there is a shortfall of 1087 dwellings, representing under-delivery in the six years since the 2016 Local Plan base year, see Table 1 below. This shortfall should be made up within the next five years.

Shortfall since 2016 (OAN base Year)			
FY	OAN	Net Delivered	Difference
2016-2017	454	251	-203
2017-2018	454	240	-214
2018-2019	454	457	3
2019-2020	454	150	-304
2020-2021	454	204	-250
2021-2022	454	335	-119
<b>TOTAL</b>	<b>2724</b>	<b>1637</b>	<b>-1087</b>

Figure 1. Housing delivery since 2016 base year

3.4 As required by the NPPF a 20% buffer is then added to the five year dwelling requirement and shortfall. Therefore the adjusted 5 year housing requirement is therefore 4,028.

3.5 For the purposes of calculating the five-year land supply, the period is as follows:

Year 1 – 1 April 2022 to 31 March 2023

Year 2 – 1 April 2023 to 31 March 2024

Year 3 – 1 April 2024 to 31 March 2025

Year 4 – 1 April 2025 to 31 March 2026

Year 5 – 1 April 2026 to 31 March 2027

3.6 In order to inform the development of the latest trajectory, the council contacted the developers of all major planning applications. These emails have been provided as evidence to support the Council's position that it can demonstrate a five year housing land supply of 5.98 as outlined in Table 2 below.

A	Objectively Assessed Need (OAN)	Per Year	<b>454</b>
B	Five Year Requirement	454 x 5 years	<b>2270</b>
C	Shortfall	See completions tab & summary table below	<b>1087</b>
D	Buffer due to persistent under-delivery*	20% of B plus C	<b>671</b>
E	Adjusted Housing Requirement	B + C + D	<b>4028</b>
F	Adjusted Dwelling Requirement per Year	E divided by 5	<b>806</b>
G	Commitments (excluding Local Plan sites)	Coming forward in the next 5 years	<b>640</b>
H	Local Plan Allocations	Coming forward in the next 5 years	<b>3806</b>
I	Windfall Sites	70 x 5 years	<b>350</b>
J	Self-Build Sites	5 dwellings per year	<b>25</b>
K	Five Year Supply	Rows G+H+I+J	<b>4821</b>
L	Number years supply	Row K divided by Row F	<b>5.98</b>

Table 2: Five year housing land supply calculation as at April 1st 2022

## 4. Causes of Under Delivery

4.1 The Council adopted its Local Plan (2018-2033) in June 2020 and has a healthy supply of major sites in advanced stages of planning and implementation. It is anticipated that delivery will accelerate, and that Broxbourne is well placed to deliver on its Local Plan housing trajectory. However, although the adoption of a new local plan represented an important step towards meeting housing requirements there has been a lag between the adoption of the Plan and the actual delivery of housing allocated within it. A number of factors have contributed to this issue and are outlined below.

4.2 The plan's adoption saw a significant uplift in the borough's housing requirement from approximately 250 until 2014/2015, which then increased to 419, and latterly to 716 with the new Local Plan and national policy requirements to add a 20% buffer and address historic shortfalls in delivery. In order to facilitate the delivery of these dwellings 490 hectares (14.7%) of Green Belt land was released for development. This has led to a significant increase in the volume of major planning applications submitted to the Council and represents a significant increase in the workload of its very small development management service. As is the case will all Local Authority planning departments, the Council's funding and staff resources have not increased in line with the additional volume of work arising from the increased housing requirements related to the Local Plan.

4.3 Moreover, the Borough of Broxbourne has been affected by the combined effects of Brexit, the Covid-19 Pandemic and the recent outbreak of war in Ukraine. These factors have affected international trade and the availability and cost of building materials, particularly concrete, bricks, block and timber. Transport related costs have also risen due to fuel prices and an insufficient supply of HGV drivers nationally. Similarly, a shortage in skilled labourers has further impacted the build out rates of many developments.

4.4 It is also important to note that lengthy delays have been caused by developers and landowners changing their minds on whether to implement an approved planning permission. Landowners and developers may wish to change the approved planning application, for example to increase the number of units on their site, as was the case at the former New River Arms Pub site. Similarly, a change in ownership on sites, which hold approved planning permissions, can cause significant delays. It is not uncommon for planning applications to be approved on sites in multiple ownership. Negotiations amongst landowners and developers can be contentious and therefore lengthy. Some landowners choose to sell on their sites with approved planning permissions in order to increase the value of the site. This was the case at the former In-Ex Nursery site.

4.5 Finally, the quality of planning applications received by the Council has been highly variable. A significant number of applications have required a considerable amount of time from Council Officers, at either pre-application stage or following registration, to achieve satisfactory schemes that are capable of being presented to Planning

Committee with a positive Officer recommendation. Broxbourne Council is committed to securing high quality design and place-making, in line with both local and national policy and guidance, through the planning system. The Council's planning service is not prepared to accept poor quality proposals in order to achieve housing requirements.

## 5. Assessment of Housing Supply

5.1 Table 2 indicates four sources of housing supply: commitments (excluding Local Plan sites); Local Plan sites (including commitments); windfall, and selfbuild. For each of these sources of supply an assessment has been made as to their status within the scope of requirements set out within the 2019 National Planning Policy Framework (NPPF).

5.2. The NPPF defines “deliverable” in the Glossary (Annex 2) as follows:

*“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

Planning Practice Guidance Paragraph 007 (Ref ID: 68-007-20190722) states that:

*“In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions.”*

5.3 The following sections demonstrate how the sources of supply are assessed against the NPPF and the PPG.



## 6. Commitments (excluding Local Plan sites)

6.1 This section sets out windfall sites that are shown as making a contribution to the five year housing land supply.

### 6.2 Minor applications

Minor applications, of nine dwellings or less, will deliver a total of 206 dwellings within the next five years. 76 sites, out of 87 in total, have full planning permissions accounting for 169 dwellings. The remaining applications amount to 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 2021-2022 trajectory is outlined in Appendix D.

Planning application no.	Address	Net commitment	Justification
07/17/0500/O	Land At Small Acre Nursery And Oak View Farm, Crouch Lane, Goffs Oak	2	Outline application- Two serviced self build plots.
07/19/0635/PNRES	R/O, 95 Turners Hill, Cheshunt, EN8 9BD	1	Prior Notification - Office to residential conversion.
07/19/0859/PNAG-RES	Building 2,3 and 6 Baisley Woods, Beaumont Road, Cheshunt, EN7 6PQ	3	Prior Notification - Agricultural to residential conversion
07/20/0978/O	159 Turners Hill, Cheshunt, EN8 9BH	4	Outline application - Associated Full planning application 07/22/0127/F under consideration presently (registered: 08/02/2022)
07/21/0056/O	Animal Fayre, Rags Lane, Cheshunt, EN7 6TE	2	Outline Application - Superseded by 07/21/1388/RM, which received approval on 14/04/2022 (outside the monitoring period.)
07/21/0243/PNA1RES	106 - 108, High Street, Waltham Cross, EN8 7BX	4	Prior Notification - Conversion of ancillary (A1) space to residential
07/21/0311/PNAGR-RES	Barn East Of Stanford House, Burnt Farm Burnt Farm Ride, Goffs Oak, EN7 5JA	1	Prior Notification - Agricultural to residential conversion
07/21/0350/O	138 High Street, Cheshunt, EN8 0AP	7	Outline application - Superseded by 07/21/1373/O, which was approved on 22/04/2022 outside the monitoring period.
07/21/0559/PNRES	1st floor, 53 Turners Hill, Cheshunt, EN8 8NR	3	Prior Notification - Office to residential conversion

07/21/0901/NMA	Land rear of, 105 Trinity Lane, Waltham Cross, EN8 7EW	2	Non Material Amendment - Supersedes: 07/16/0430/F, which was initially implemented in 2019 & construction has recommenced in March 2022. – confirmed by email from Building Controller.
07/20/0315/NMA	High View Farm, Crouch Lane, Goffs Oak, EN7 6TH	8	None Material Amendment - Supersedes: 07/18/1039/F. Construction commenced

Table 3: Minor planning permissions which are not full applications.

### 6.3 Major applications

Major applications account for the provision of 479 new dwellings as set out in Table 4. Site specific details in relation to each permission are outlined in this section below.

Planning application no.	Application Type	Decision Notice Date	Address	Construction Start Date	Net Commitment
07/14/0628/CM	County Matters	23/10/2014	Former Wormley JMI School, St Laurence Drive, Wormley, EN10 6LH - Care home	25/02/2019	77
07/20/0866/RM	Reserved Matters	26/01/2021	Former Wormley primary School, St Laurence Drive, EN10 6LH	31/03/2022	13
07/18/0307/F	Full	19/11/2018	New River Arms, High Road, Turnford, EN10 6DB	31/03/2022	45
07/18/0802/F	Full	27/06/2019	The White House, High Street, Cheshunt, EN8 0BQ		57
07/18/0806/F	Full	06/08/2019	Former Hoddesdon Squash Club, Conduit Lane, Hoddesdon, EN11 8EP	31/03/2021	24
07/19/0221/F	Full	08/08/2019	171 Crossbrook Street, Cheshunt, EN8 8ND		13
07/20/0021/F	Full	22/04/2020	units 4 and 5, Killarney Court, Lodge Crescent, Waltham Cross, EN8 8EW		11
07/18/0130/F	Full	11/01/2021	99 High Street, Waltham Cross, EN8 7AN		16
07/19/1078/F	Full	30/10/2020	VolkerWessels, Boxwood Park, Hertford Road,	26/03/2021	24

			Hoddesdon, EN11 9BX		
07/19/0901/F	Full	20/11/2020	Cheshunt Park Farm, Park Lane Paradise, Cheshunt, EN7 6PY		24
07/16/0557/O	Outline	22/07/2021	Fourfields, Rosedale Way, Cheshunt, EN7 6HR		15
07/19/0829/F	Full	22/12/2021	Land between Legra Avenue, and Conduit Lane, Hoddesdon, EN11 8ET	22/12/2021	48
07/20/1084/F	Full	14/12/2021	118, High Street, Waltham Cross, EN8 7BX		10
07/21/0276/F	Full	06/12/2021	88-102, High Street, Waltham Cross, EN8 7BX (Gala Bingo)	31/03/2022	92
07/21/0895/F	Full	08/03/2022	The Wheelwrights, Goffs Lane, Goffs Oak, EN7 5EP		10
	<b>TOTAL</b>				<b>479</b>

Table 4: Major planning permissions dwelling numbers

#### **6.4 Former Wormley JMI School, St Laurence Drive (07/14/0628/CM ) - Care home**

Construction has commenced on 25/02/2019. The care home has been completed since the end of the monitoring period. Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **6.5 Former Wormley primary School, St Laurence Drive, (07/20/0866/RM)**

Construction has commenced on 31/03/2022. An email from Joe Kerby, Land and Development Manager, Herts Living Limited on 17/08/2022 stated; "the development will be complete by this October, 2022." Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **6.6 The White House, High Street, Cheshunt (07/18/0802/F)**

Full planning permission was approved on 27/06/2019. In an email on 11/08/2022 from Hannah Rennie, Land and New Business Manager, B3 Living, stated, "The White House – Planning permission for 56 homes was obtained in 2019 and has been implemented by demolition of the existing buildings in 2020 and payment of S106 contributions. However, a subsequent strategic review of the approved proposal identified that it did not meet the requirements of B3Living's revised Purpose, compounded by unviable tender returns being received. B3Living have been working in consultation with the Borough of Broxbourne on new designs to ensure the affordable housing mix meets the needs of the community and provides best use of the site. The proposed revised designs will be of a lower density. The proposed tenure mix addresses the greatest need in the Borough of 1-bed and 2-bed properties, supporting B3Livings Purpose work and Corporate Strategy. A formal pre-application submission has been made to the Planning department, which we await feedback. Subject to approval we will look to submit a full application in due course. "

This planning permission has been partially implemented and is therefore not lapsed. The reference to a pre-application should not be considered of relevance to this Inquiry as these are confidential. The developer may receive a negative response or simply change their mind and decide to continue with the implementation of the original planning permission. Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **6.7 Former Hoddesdon Squash Club, Conduit Lane, Hoddesdon (07/18/0806/F)**

Construction has commenced on 31/03/2021. In an email from Hannah Rennie, Land and New Business Manager, B3 Living, on 11/08/2022 she stated; " Works started to construct the 24 flats and single commercial unit in April 2020. Following strong progress through the first half of the build process, the project has recently been affected by the consequences of Brexit 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 site to be back to full operation in early September. We now forecast completion of the scheme in January 2023, with tenants moving in shortly thereafter." Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **6.8 171 Crossbrook Street, Cheshunt (07/19/0221/F)**

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 12 months time." Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **6.9 Units 4 and 5, Killarney Court, Lodge Crescent, Waltham Cross (07/20/0021/F)**

An email on 18/08/2022 from Ray Coll, Commercial Director, Montway stated: "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 site falls within Part A of the NPPF definition of deliverable.

#### **6.10 99 High Street, Waltham Cross (07/18/0130/F)**

An email from Jay Patel, Peter Pendleton & Associates Ltd stated on 25/08/2022; " I have talked to the owners. They will not start works until September 2023. There are preparing information to discharge conditions, Building Regulations package and working drawings. They will go to tender sometime in early 2023 and start around August/September." and "I have used the RICS tool and it is likely to be 18 months." referring to projection completion estimate. Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **6.11 VolkerWessels, Boxwood Park, Hertford Road, Hoddesdon (07/19/1078/F)**

Construction has commenced on 26/03/2021. Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **6.12 Cheshunt Park Farm, Park Lane Paradise, Cheshunt (07/19/0901/F)**

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 soon. First units available next year with a 2-3 year build out. So all completed within the 5 years." Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **6.13 Fourfields, Rosedale Way, Cheshunt (07/16/0557/O)**

A reserved matters application (07/22/0359/RM) 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 LPA. 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.

#### **6.14 Land between Legra Avenue, and Conduit Lane, Hoddesdon (07/19/0829/F)**

Construction has commenced on 22/12/2021.

#### **6.15 118, High Street, Waltham Cross (07/20/1084/F)**

An email from Jesal Patel, Principal, Pridview Gorup, on 30/08/2022 stated: "We are currently negotiating a date with Poundland 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 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.

#### **6.16 88-102, High Street, Waltham Cross, (Gala Bingo) (07/21/0276/F)**

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 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.

#### **6.17 The Wheelwrights, Goffs Lane, Goffs Oak (07/21/0895/F)**

Full planning permission was approved on 08/03/2022. On 16/08/2022 Jamie Wragg, Managing Director of Matthew Homes stated in an email; "the Wheelwrights pub site this will follow on from the end of the Tina Nursery site and should be built 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 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."

On 17/08/2022 Matthew Armstrong, Area Manager (North & East), Highways Development Management, Hertfordshire County Council, confirmed by email that it is reasonable to estimate that this condition will be discharged within one year allowing an immediate start of construction on site to follow.

This would see the Wheelwrights site being completed in 2026/27. Therefore, this site falls within Part A of the NPPF definition of deliverable.

## 7. Local Plan Sites (including commitments)

Planning application no.	Application Type	Decision Notice Date	Address	Construction Start Date	Net Commitment
	n/a		Brookfield Riverside		250
	n/a		Brookfield Garden Village		450
	n/a		Gas Distribution Station		0
07/19/0368/RM	Reserved Matters	24/07/2019	Broxbourne School	31/03/2021	74
07/21/0685/F	Full	24/11/2021	Broxbourne School		3
07/18/0461/O	Outline	02/08/2019	Cheshunt Lakeside - net after Parcel 11, Parcel 14 & Parcel 2 - Land East Of Delamare Road, Cheshunt	13/11/2020	617
07/19/0996/RM	Reserved Matters	05/03/2020	Cheshunt Lakeside (Parcel 11) - Phase 1 A reserved matters - Land East Of Delamare Road, Cheshunt	13/11/2020	195
07/20/1186/RM	Reserved Matters	03/03/2021	Cheshunt Lakeside - Parcel 14 reserved matters - Land East Of Delamare Road, Cheshunt	03/11/2021	14
07/20/1187/RM	Reserved Matters	11/06/2021	Cheshunt Lakeside - Parcel 2 reserved matters - Land East of Delamare Road Cheshunt	13/11/2020	205
07/17/0352/O	Outline	30/06/2020	Rosedale Park - Land North/South of Andrews Lane and South of Peakes Way - Housing only		368
07/17/0352/O	Outline	30/06/2020	Rosedale Park - Land North/South of Andrews Lane and South of Peakes Way - 64 bed care home		64
07/20/0157/RM	Reserved Matters	23/12/2020	Rosedale Park - Tudor Nurseries	01/02/2021	292
07/21/0005/F	Full	16/12/2021	Rosedale Park - South of Andrews Lane	16/12/2021	66
07/18/0514/F	Full		Cheshunt Football Club		0

07/18/0021/O	Outline		Theobalds Brook Field		90
07/18/0022/O	Outline	24/08/2021	East of Dark Lane		52
	n/a		Former eastern Playing Fields		75
	n/a		Land North of Bonney Grove		0
07/21/0668/F	Full		Borough Council Offices, Churchgate		39
	n/a		Land south of Hammondstreet Road		0
07/21/1174/RM	Reserved Matters	03/03/2022	North of Goffs Lane - Tina Nurseries		81
07/21/1277/F	Full	Approved pending S106	North of Goffs Lane - Inex site Nursery - 78 bed care home		78
07/21/1277/F	Full	Approved pending S106	North of Goffs Lane - Inex site Nursery - residential		110
07/19/0835/F	Full	12/03/2019	South of Goffs Lane	23/08/2021	51
07/20/1220/F	Full	06/08/2021	Newgatestreet Road	31/03/2022	38
07/18/0363/F	Full	12/07/2019	North of Cuffley Hill	14/02/2020	4
	n/a		North of Cuffley Hill - Rosemead/Fairmead Nursery		0
07/19/0204/PNRES	Prior Notification	30/04/2019	Scania House 17 & 19 Amwell street-first floor		0
07/22/0252/O	Outline		Former Hoddesdon Police Station		0
07/20/0467/F	Full	Approved pending S106	Turnford Surfacing Site		104
	n/a		East of Dinant Link Road		0
07/13/0899/O	Outline	02/04/2015	High Leigh - 64 bed care home		0
07/13/0899/O	Outline	02/04/2015	High Leigh Garden Village - Housing only - net after Phase 2	31/03/2019	245
07/20/0046/RM	Reserved Matters	21/10/2020	High Leigh Garden Village (Phase 2), Hoddesdon first residential phase	31/03/2019	64
07/21/0405/RM	Reserved Matters	01/10/2021	High Leigh Garden Village (Phase 2) second residential phase	14/01/2022	140
07/19/0011/O	Outline	15/07/2021	Westfield Primary School		37



	n/a		Waltham Cross Northern High Street		0
	n/a		Theobalds Grove Station		0

### 7.1 Brookfield Riverside

An email from Kevin Clarke, Head of Strategic Projects, Broxbourne Borough Council on 17/08/2022 stated; "A 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 residential units, plus an extra care facility although final numbers still being worked on. Assuming planning is granted it is anticipated that Riverside will be built out in one phase starting early 2024 and completing September 2026." A subsequent email also confirms a developer has been appointed for this scheme. 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.

### 7.2 Brookfield Garden Village

An email from Kevin Clarke, Head of Strategic Projects, Broxbourne Borough Council on 17/08/2022 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 ancillary uses. At present the implantation of the infrastructure required to serve BGV is anticipated to start late 2023 and then the first phases to commence in mid 2024 providing an estimated 150 units per annum thereafter." 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.

### 7.3 Broxbourne School (07/19/0368/RM & 07/21/0685/F)

Construction commenced on this site 31/03/2021. 41 dwellings were completed 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 apartments, totalling nine apartments . No alterations to the external appearance". Therefore, this site falls within Part A of the NPPF definition of deliverable.

### 7.4 Cheshunt Lakeside – net after Parcels 11, 14, 12 (07/18/0461/O)

An email from Neo Rakodi, Land Development Director, Inland Homes on 16/08/2022 outlined the below indicative timescales:

"Parcel 13, 95 dwellings, start date: Feb-23, delivery date: Jan-25  
Parcel 12, 279 dwellings, start date: Jun-23, delivery date: Jan-26  
Parcel 10a/10b, 137 dwellings, start date: July-26, delivery date: May-29  
Parcel 3, 184 dwellings, start date: Mar-26, delivery date: Feb-28  
Parcel 4, 118 dwellings, start date: Jun-25, delivery date: May-27  
Parcel 9, 125 dwellings, start date: Jul-24, delivery date: Oct-26"

The 3 parcels of this development currently under construction have progressed rapidly and it is 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 “clear evidence that housing completions will begin on site within 5 years.”. Which justifies its inclusion in the five year supply.

#### **7.5 Cheshunt Lakeside – Parcel 11 (07/19/0996/RM)**

Construction commenced on 13/11/2020. An email from Neo Rakodi, Land Development Director, Inland Homes on 16/08/2022 outlined the below indicative timescale: "Parcel 11, 46 + 149 dwellings, start dates: Nov-20, delivery dates: July-22 & Jan-23". Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **7.6 Cheshunt Lakeside – Parcel 14 (07/20/1186/RM)**

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 falls within Part A of the NPPF definition of deliverable.

#### **7.7 Cheshunt Lakeside – Parcel 2 (07/20/1187/RM)**

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 dwellings, start date: Aug-21, delivery date: Nov-23". Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **7.8 Rosedale Park - Land North/South of Andrews Lane and South of Peakes Way - Housing only (07/17/0352/O)**

Construction commenced on site on 8/08/2022, outside of the monitoring period. An email on 18/08/2022 from Matthew Davis, Land Manager, Chrest Nicholson Eastern outlined the following table of projected completion timeframes.

"Phase 1a, 50 dwellings, completions: January – September 2023,  
Phase 1b, 29 dwellings, completions: 2023 / 2024,  
Phase 2, 145 dwellings, completions: 2024 – 2026,  
Phase 3, 82 dwellings, completions: 2025 / 2026,  
Phase 4, 62 dwellings, completions: 2026 / 2027,  
Phase 5, 12 dwellings, completions: 2028".

Reserved matters application 07/21/0596/RM for phase 1a (50 dwellings) received planning permission on 04/05/2022. This application was not included in the trajectory because it falls outside the monitoring period.

Therefore, Phase 1a (07/21/0596/RM) falls within Part A of the NPPF definition of deliverable. With the remaining phases falling into Part B. However, there is “clear evidence that housing completions will begin on site within 5 years.”. Which justifies their inclusion in the five year supply.

### **7.9 Rosedale Park - Land North/South of Andrews Lane and South of Peakes Way - 64 bed care home (07/17/0352/O)**

An email on 18/08/2022 from Matthew Davis, Land Manager, Chrest Nicholson Eastern stated with regard to the care home "It is part of our Phase 2 so I would expect it to be delivered during that period – most likely 2024 / 2025." In a follow up email on the 19/08/2022 Mr Davis also stated "I would expect that the RM application would come forwards at the same time as Phase 2. It will depend slightly on the care home provider etc but I would estimate 2024." 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.

### **7.10 Rosedale Park - Tudor Nurseries (07/20/0157)**

This entry has been updated following a developer email received after the "Five Year Housing Land Supply - Fairmead & Rosemead Public Inquiry" document was shared with the appellant. The figure has changed from 330 to 292 following an email from Jo Hanslip, Founder & Director, Urbanissta on 22/08/2022 stating; "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 60-70 residential dwellings per annum. The development is to take place over four main build/sales phases of residential development, with the delivery of those other elements of the proposals (i.e. green infrastructure and highways works) commencing simultaneously within these phases of residential development. Occupation of the first new home occurred in March 2022 with the following indicative forecasting through to June 2027;

- Spine Road and new Goffs Lane S278 Site Access - now complete
- First Show Homes – launched September 2021
- Second Part L compliance Show Home – to be constructed in autumn 2022
- First Home Occupation – March 2022
- Oct 2021 – June 2022: 42 units completed
- Forecasted July 2022 – June 2023: 50 units + shell and core retail unit
- Forecasted July 2023 – June 2024: 60 units
- Forecasted July 2024 – June 2025: 70 units
- Forecasted July 2025 – June 2026: 70 units
- Forecasted July 2026 – June 2027: 68 units"

10 dwellings have been completed on this site during this monitoring period. Therefore, this site falls within Part A of the NPPF definition of deliverable.

### **7.12 Rosedale Park - South of Andrews Lane (07/21/0005/F)**

Construction commenced on site on 16/12/2021. Therefore, this site falls within Part A of the NPPF definition of deliverable.

### **7.13 Theobalds Brook Field (07/18/0021/O)**

This site is owned by Hertfordshire County Council (HCC). An email from Ben Bowles, Senior Planning Officer, Growth & Infrastructure, HCC, on 26/08/2022 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.

### **7.14 East of Dark Lane (07/18/0022/O)**

Reserved matters application (07/21/1176/RM) 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 30/08/2022 stated “I 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 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.

### **7.15 Former Eastern Playing Fields**

This site is owned by Hertfordshire County Council (HCC). An email from Ben Bowles, Senior Planning Officer, Growth & Infrastructure, HCC, on the 24/08/2022 stated “that the Eastern playing field site 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 5 years.” Which justifies its inclusion in the five year supply.

### **7.16 Borough Council Offices, Churchgate (07/21/0668/F)**

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 Clarke, Head of Strategic Projects, Broxbourne Borough Council stated that; “We are working in partnership with B3 Living towards commencement on site of external works in November/December this year. We then anticipate that the total construction period would be between 24 to 30 months.” Therefore, this site falls within Part A of the NPPF definition of deliverable.

### **7.17 North of Goffs Lane - Tina Nurseries (07/21/1174/RM)**

An email on 16/08/2022 from Jamie Wragg, Managing Director of Matthew Homes stated “ I am desperate to commence the development of the former Tina Nursery but we are being 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 17/08/2022 from Matt Armstrong, Hertfordshire County Council Highways, he confirms that it is reasonable to estimate that this condition will be discharged within one year allowing an immediate start of construction on site to follow. Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **7.18 North of Goffs Lane - Inex site Nursery - 78 bed care home (07/21/1277/F)**

This application was approved at committee on 29/06/2022, outside the monitoring period. Confirmed by developer a email on 22/08/2022 from Alex Walker Robson, Director of Martin Robeson Planning Practice stating "Our client has confirmed that the projected commencement and completion dates are as follows: Commencement: Q1 2023 & Completion: Q1 2026." Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **7.19 North of Goffs Lane - Inex site Nursery – residential (07/21/1277/F)**

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.

#### **7.20 South of Goffs Lane (07/19/0835/F)**

Construction has commenced. An email from Liz Fitzgerald, Director, Barker Perry, on 16/08/2022 stating "I 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.

#### **7.21 Newgatestreet Road (07/20/1220/F)**

Construction commenced on site on 31/03/2022. Therefore, this site falls within Part A of the NPPF definition of deliverable.

#### **7.22 North of Cuffley Hill (07/18/0363/F)**

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.

#### **7.23 Turnford Surfacing Site (07/20/0467/F)**

Planning permission was granted at Planning and Regulatory Committee on 15/12/2020. Further evidence was sought from the developer however; they were unable to provide any within the Inquiry timetable because of annual leave. If evidence is provided at a later stage it will be submitted.

#### **7.24 High Leigh Garden Village - Housing only - net after first & second residential phase (07/13/0899/O)**

Please note there was an error in the document entitled "Five Year Housing Land Supply - Fairmead & Rosemead Public Inquiry" – it incorrectly entitled this entry "High Leigh 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 dwellings. 36 dwellings were completed during this monitoring period within the first residential phase, as outlined in Appendix E. A reserved matters application for the third residential phase (07/22/0544/F) for 100 dwellings is currently under consideration and was registered on 26/05/2022, outside the monitoring period. A second reserved matters application for the fourth residential phase (07/22/0504/F) for 54 dwellings is also under consideration and was registered on 18/05/2022, again outside the monitoring 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 dwellings (phases three and four), of this this site fall within Part A of the NPPF definition of deliverable. The remaining 81 dwellings fall 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.

#### **7.25 High Leigh Garden Village (Phase 2), Hoddesdon - first residential phase (07/20/0046/RM)**

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.

#### **7.26 High Leigh Garden Village - second residential phase (07/21/0405/RM)**

Construction has commenced 14/01/2022. Therefore, this this site fall within Part A of the NPPF definition of deliverable.

#### **7.27 Westfield Primary School (07/19/0011/O)**

Development of this site is contingent on the completion of the new primary school as part of the High Leigh development. In an email on 12/08/2022 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 point it will trigger the S106 obligation for the land to be transferred to the school. Our understanding is that then the School will then commence (continue) their detailed design and tendering the works. We believe they wish to make a start next year Q2/Q3 with aim to then open in September 2024." An email from Ben Bowles, Senior Planning Officer, Hertfordshire County Council on 17/08/2022 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 also likely that the 37 dwellings will be completed before 2026/27.

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.

## 8. Windfall

8.1 The Local Plan Housing Trajectory includes an allowance of 70 dwellings per year, amounting to a contribution of 350 dwellings towards the five-year housing land supply.

8.2 In his Report on the Broxbourne Local Plan (April 2020) (see Appendix A), Planning Inspector Mr William Fieldhouse concluded in paragraph 159 of his report that there is “compelling evidence” that 70 dwellings per annum would continue to be delivered by means of windfall on both small sites and larger sites.

8.3 Paragraph 159 of the Local Plan Inspector’s report specifies that to avoid doublecounting, the figure of 70 dwellings per year should be applied from 1 April 2020 onwards, and the Council’s five year housing land supply reflects that instruction.

8.4 Furthermore, analysis of windfall over a 12-year period confirms that the levels at which windfall is delivered regularly continues to exceed by some significant margin 70 dwellings per year. Many of these windfalls are on small sites, and some of them are on much larger ones. The windfall data behind Figure 1 is provided in Appendix C.

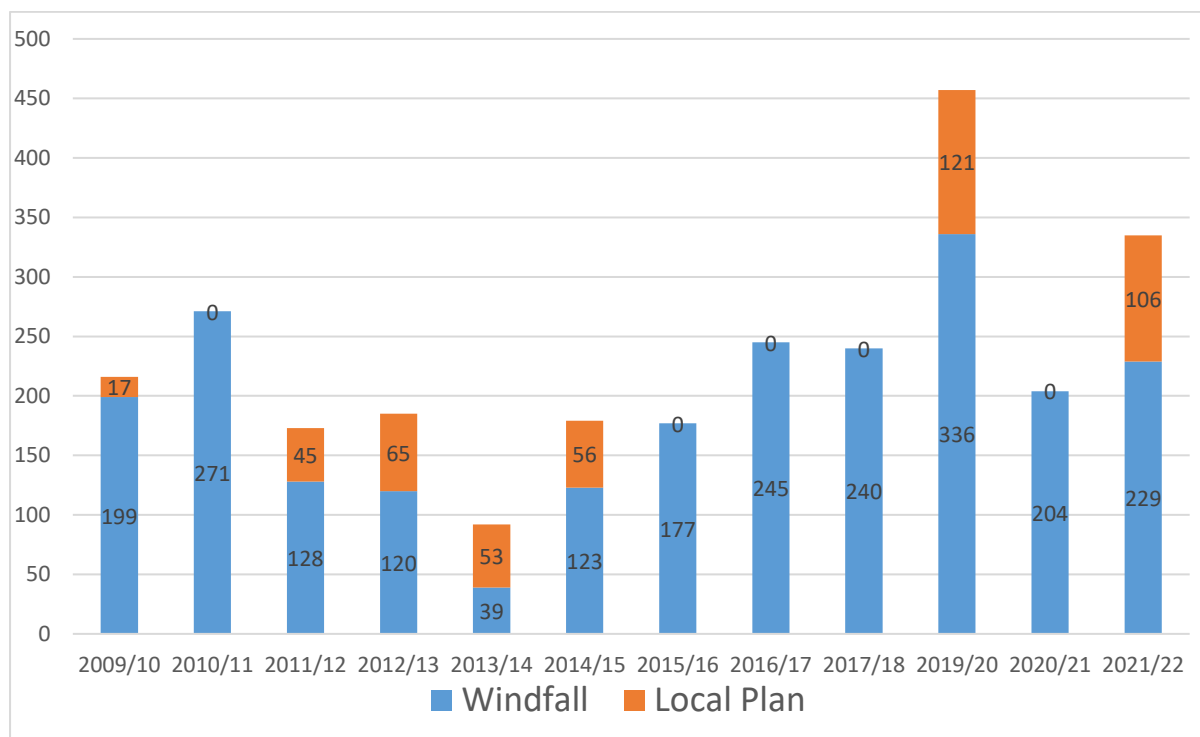


Figure 1: Windfall versus Local Plan delivery in Broxbourne 2009-2022. Source: Broxbourne Authority Monitoring Report 2020-2021 & further data from 2021-2022 monitoring by HCC



## 9. Self and Custom Build

9.1 The Local Plan Housing Trajectory includes an allowance of 5 dwellings per year, on self and custom build sites, amounting to a contribution of 25 dwellings towards the five-year housing land supply.

9.2 As set out in the Local Plan Inspectors final report (April 2020). Para 156 states;

*"I consider whether policy GB2, which allows redevelopment of disused glasshouse sites in the Green Belt for self build housing provided that a number of criteria are met, later in this report. However, in summary, I conclude that the policy is justified, and in that context I am satisfied that the modest assumption that 5 self build dwellings per year will be built is reasonable."*

## 10. Conclusions

9.1 The Council believes that it has demonstrated a five year housing land supply position of 5.98 years or 4,821 dwellings.

9.3 With strong commitment figures and accelerating completions, Broxbourne is on track for meeting its housing requirements. It is also anticipated that the Housing Delivery Test will be passed in the very near future.

## Appendix A: Extracts from the Local Plan Inspector's Report (April 2020)

### Extract from the Report on the Examination of the Broxbourne Local Plan By Mr William Fieldhouse

<https://www.broxbourne.gov.uk/downloads/file/924/broxbourne-lp-report-final>

#### Windfall

All of the sites specifically allocated in the Plan have capacity for at least 25 dwellings. Given the nature of the built up areas of the Borough, it is likely that proposals for housing development are likely to continue to come forward on sites of fewer than 25 dwellings, and indeed on larger sites that have not been identified as being deliverable or developable now. Such development would make efficient use of land and reduce the need to build in the Green Belt and should therefore be encouraged.

Based on the above, I consider that there is compelling evidence that windfall sites have consistently become available in the Borough and that at least 70 dwellings per year are likely to continue to come forward during the plan period provided that the Plan includes an additional policy to optimise the potential for housing delivery on all suitable and available brownfield sites. To avoid or minimise double counting with commitments, this figure should be applied from 1 April 2020 onwards. I therefore recommend the inclusion of an additional policy H1 [MM21.1], and that table 1 in the Plan is modified to include 70 windfalls per year from 2020 which amounts to a total of 840 by 2033 [MM3.6].

## Appendix B: Delivery lead-times of all Major development in Broxbourne between 1/4/2018 and 1/4/2021

PP Ref	Address	Description	Registration date	Permission Granted	Duration from Registration to Permission Granted	Completion of all dwellings	Duration from Permission Granted to completion	Duration from registration to completion
07/14/0076/F	Former St Marys High School Site, Churchgate, Cheshunt, EN8 9ED	Demolition of all existing buildings and replacement with the erection of 79 residential dwellings comprising 12 apartments and 67 houses, provision of open spaces and landscaping, provision of an internal vehicular network and associated highway works and car parking, and creation of an attenuation pond	27/01/2014	16/01/2015	12 months	25/02/2019	49 months (4.1 years)	60 months (5 years)
07/14/0629/F	79 Crossbrook Street, Cheshunt, EN8 8LU	Conversion of offices to residential development of 7 no. one bed and 3 no. two bed apartments with associated parking (Refer listed building application 07/14/0613/LB)	17/07/2014	16/12/2014	5 months	21/03/2019	51 months (4.3 years)	56 months (4.7 years)

PP Ref	Address	Description	Registration date	Permission Granted	Duration from Registration to Permission Granted	Completion of all dwellings	Duration from Permission Granted to completion	Duration from registration to completion
07/14/0843/F	Speakerbus Ltd, Fourways House, Ware Road, Hoddesdon, EN11 9RS	Demolition of all buildings on site and the erection of a 60 bed care home for the elderly, including access, parking, gardens, landscaping and tree protection measures. The proposal involves the change of use from B1 Business to C2 Residential Institutions.	18/09/2014	23/02/2015	5 months	25/02/2019	48 months (4 years)	53 months (4.4 years)
07/15/0595/RM	Cheshunt School site, College Road, Cheshunt, EN8 9LY	Reserved matters pursuant to outline planning permission 07/14/1119/F for the erection of 88 dwellings on land at Cheshunt School	16/12/2014	16/11/2015	11 months	18/03/2019	40 months (3.4 years)	51 months (4.3 years)
07/15/0970/F	Rear of 40, Park Lane, Waltham Cross, EN8 8BE	Hybrid planning application (part full, part outline) for redevelopment of rear of 40 Park Lane to provide 10 no. dwellings; 6 no. three bed and 4 no. two bed. Part outline application with matters reserved for redevelopment/reuse	14/10/2015	09/02/2016	4 months	02/04/2020	50 months (4.2 years)	53 months (4.4 years)

PP Ref	Address	Description	Registration date	Permission Granted	Duration from Registration to Permission Granted	Completion of all dwellings	Duration from Permission Granted to completion	Duration from registration to completion
		of 40 Park Lane to provide 2 no. dwelling units						
07/15/0119/F	Hazlemere Marina, Station Road and Lea Road, Waltham Abbey, EN9 1AN	Retention, refurbishment and change of use of lock keepers cottage to class A3 (restaurant/café) use, relocation of electricity substation, and demolition of all other buildings for redevelopment to provide nine buildings comprising 114 residential dwellings (37 no. one bed, 71 no. two bed and 6 no. four bed) and 133 sqm of commercial space (B1/D1/D2), associated refuse and recycling storage, car and cycle parking, public open space, partial infilling of marina, and new vehicular access	12/02/2015	12/11/2015	9 months	31/03/2020	52 months (4.4 years)	61 months (5.1 years)
07/16/0090/PNRES	Bartholomew Court, High Street,	Prior notification of change of use of second and third floor offices B1(a) to	21/01/2016	08/03/2016	1.5 months	14/03/2019	36 months (3 years)	37 months (3.1 years)

PP Ref	Address	Description	Registration date	Permission Granted	Duration from Registration to Permission Granted	Completion of all dwellings	Duration from Permission Granted to completion	Duration from registration to completion
	Waltham Cross, EN8 7JU	residential C3 (44 flats)						
07/16/0644/F	Tanfield Farm, Hammondstreet Road, Cheshunt, EN7 6PQ	Demolition of existing commercial buildings, removal of storage yard and hardstanding, demolition of existing dwelling and erection of 11 new dwellings, garages, access, landscaping and associated works	07/06/2016	13/10/2017	16 months	31/03/2021	41 months (3.5 years)	57 months (4.8 years)
07/16/1354/RM	Britannia Nurseries, Bryanstone Road, Waltham Cross, EN8 7NS	Reserved matters for access, appearance, landscaping, layout and scale pursuant to outline planning application 07/13/0158/O for the demolition of existing former nursery buildings and structures and redevelopment of the site for residential development comprising 90 dwellings (36 affordable), internal access road, public	09/12/2016	24/04/2017	4 months	31/03/2020	35 months (2.11 years)	39 months (3.3 years)

PP Ref	Address	Description	Registration date	Permission Granted	Duration from Registration to Permission Granted	Completion of all dwellings	Duration from Permission Granted to completion	Duration from registration to completion
		open space, public car parking spaces and ancillary development						
07/17/0430/F	Wolsey Hall, Windmill Lane, Cheshunt, EN8 9AA	24 no. two bedroom flats together with associated common areas, parking, refuse and recycling and cycle storage provision	04/05/2017	19/10/2017	5 months	08/02/2021	40 months (3.4 years)	45 months (3.8 years)
07/11/0970/F	88-90 Turners Hill, Cheshunt, EN8 8LQ	The alteration and extension of ground floor retail space to form seven retail units and the conversion of first floor office space and construction of first and second floor extensions in roof space and to the rear to create 12 residential units (Renewal of planning permission 7/0423/08/F/WOL)	20/12/2011	20/03/2012	3 months	21/03/2019	84 months (7 years)	87 months (7.3 years)
07/18/0152/RM	Land at Small Acre Nursery and Oak View Farm, Crouch Lane, Goffs Oak, EN7 6TL	Reserved matters pursuant to outline planning permission 07/17/0500/O for demolition of existing buildings and erection of 59 dwellings together with associated means of	12/02/2018	10/05/2018	3 months	01/04/2021	35 months (2.11 years)	37 months (3.1 years)

PP Ref	Address	Description	Registration date	Permission Granted	Duration from Registration to Permission Granted	Completion of all dwellings	Duration from Permission Granted to completion	Duration from registration to completion
		access, car parking and landscaping arrangements						
07/18/0292/F	Unit 1, Delamare Road, Cheshunt, EN8 9SU	Erection of 32 residential units (C3 use), three storage units, four site storage units, one site management unit, one refuse store. Provision of 10 car parking spaces, amenity space, associated infrastructure and landscaping, for a temporary period of up to three years	21/03/2018	26/03/2019	12 months	23/12/2019	9 months	21 months (1.8 years)
07/18/1197/F	126 Crossbrook Street, Cheshunt, EN8 8JH	Partial demolition and conversion from doctors surgery (D1) to residential (C3) with re-build of the eastern building to create 10 new flats	19/12/2018	28/02/2019	2 months	02/08/2020	18 months	19 months (1.6 years)



PP Ref	Address	Description	Registration date	Permission Granted	Duration from Registration to Permission Granted	Completion of all dwellings	Duration from Permission Granted to completion	Duration from registration to completion
7/0628/05/LDC/HOD	Blocks A C D E & F, Lampits, Hoddesdon	Certificate of lawfulness for an existing operation for the creation of mansard roofs on blocks A(1-47), C(173-243), D(245-267), E(192-214) AND F(2A,B,C,D, 4A,B,C,D, 6A,B,C,D, 8A,B,C,D) to form 16 no 2 bed flats and 17 no 1 bed flats. Creation of mansard roof for aesthetic purposes only to block b(109-171) (refer planning permission 7/0297-00)	22/07/2005	14/09/2005	2 months	12/03/2020	174 months (14.6 years)	175 months (14.6 years)
07/19/0105/PIP	Block B Lampits, Hoddesdon	Roof extension containing 4 x 1-bed and 4 x 2-bed apartments	05/02/2019	11/03/2019	11 months	12/03/2020		
<b>Average duration from...</b>								
<b>....registration to grant of permission.</b>								
<b>....grant of permission to completion.</b>								
<b>....registration to build completion.</b>								43 months (3.6 years)

## Appendix C: Detailed breakdown of windfalls 2009-2020

### 2021-2022

PP Ref	Address	Gross
07/14/0983/F	2 Longfield Lane, Cheshunt, EN7 6AD	6
07/16/1259/F	Bury Farm, Church Lane, Wormley, EN10 7QF	1
07/17/0152/PNRES	1st floor, 53-57 Turners Hill, Cheshunt, EN8 8NT	5
07/17/0552/F	66 Crossbrook Street, Cheshunt, EN8 8JQ	1
07/17/0937/F	15 Turners Hill, Cheshunt, EN8 8NJ	2
07/17/1248/F	Hoddesdon Lodge Farm, Lord Street, Hoddesdon, EN11 8SL	1
07/18/0091/F	Agricultural Barn at Bury Green, Bury Green Road/Old Park Ride, Waltham Cross, EN7 5HY	2
07/18/0153/F	Summerhill, Baas Hill, Broxbourne, EN10 7EP	1
07/18/0502/PNA1RES	133 High Street, Waltham Cross, EN8 7AP	2
07/18/1124/F	Land rear of 9 and 11 Cuffley Hill, Goffs Oak, EN7 5HE	1
07/19/0125/F	Land to rear of No 79 Crossbrook Street, Cheshunt, EN8 8LU	2
07/19/0146/F	Hammond Street Post Office, Flat 192, Hammondstreet Road, Cheshunt, EN7 6PA	1
07/19/0231/F	141 Stanstead Road, Hoddesdon, EN11 0QE	7
07/19/0280/F	The Homestead, 27 Baas Lane, Broxbourne, EN10 7EL	1
07/19/0366/F	Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF	5
07/19/0418/F	27 Hollyfields, Turnford, EN10 6LR	1
07/19/0562/F	Land at 424 Goffs Lane, Goffs Oak, EN7 5EN	7
07/19/0616/F	80 Westfield Road, Hoddesdon, EN11 8RA	1
07/19/0715/F	283 Hammondstreet Road, Cheshunt, EN7 6PP	1
07/19/0823/F	2 Hammondstreet Road, Cheshunt, EN7 6NT	1
07/19/0944/PNRES	1st floor, 137A High Street, Waltham Cross, EN8 7AP	1
07/19/0962/PNA1RES	44 Flamstead End Road, Cheshunt, EN8 0HT	1
07/19/1025/F	Brethrens Meeting Room, Salisbury Road, Hoddesdon, EN11 0HU	7
07/19/1099/F	82 Windmill Lane, Cheshunt, EN8 9AB	1
07/20/0201/F	261 High Street, Waltham Cross, EN8 7BE	2
07/20/0236/F	Land to Rear of 36 College Road, Cheshunt, EN8 9NS	2
07/20/0249/F	First Floor, 39 Chaucer Way, Hoddesdon, EN11 9QP	2
07/20/0256/F	Land to rear of 37 Colston Crescent, Goffs Oak, EN7 5RS	1
07/20/0271/F	17 Rye Road, Hoddesdon, EN11 0JD	3
07/20/0291/F	1 North Road, Hoddesdon, EN11 8JE	4
07/20/0347/LDP	1st floor, Hoddesdon Post Office, 72 High Street, Hoddesdon, EN11 8ET	2
07/20/0419/NMA	Woodside Units, Unit A, Brewery Road, Hoddesdon, EN11 8HF	1
07/20/0478/F	Land to side of, 25 Greenwood Avenue, Cheshunt, EN7 5BX	1
07/20/0522/RM	Faints Close, Cheshunt, EN7 5RG	5
07/20/0874/F	Land adj, 183 Perrysfield Road, Cheshunt, EN8 0TL	1
07/20/1014/F	404 Goffs Lane, Goffs Oak, EN7 5EN	1
07/21/0398/F	2, Whitley Road, Hoddesdon, EN11 0PU	1
07/18/1146/F	Oaklands, Essex Road, Hoddesdon, EN11 0BX	60
07/19/0179/F	Beech Walk, Hoddesdon, EN11 8NS	39
07/18/0985/F	305 Ware Road, Hoddesdon, SG13 7PG	13
07/19/0960/F	Woodside Units, Unit A, Brewery Road, Hoddesdon, EN11 8HF	21
07/19/1092/F	The Green Dragon, 62 Churchgate, Cheshunt, EN8 9NF	11

### 2020-2021

PP Ref	Address	Gross
07/19/0441/F	10 Cameron Drive, Waltham Cross, EN8 8BP	1
07/17/0287/F	adj 14 Farm Close, Cheshunt, EN8 8PD	1
07/19/0084/F	Former Rivers Education Centre, Cameron Drive, Waltham Cross, EN8 8BN	3
07/18/1002/F	684A Goffs Lane, Goffs Oak, EN7 5ET	8
07/16/0951/F	The Windmill, 210A Windmill Lane, Cheshunt, EN8 9AF	5
07/19/0049/F	1 Oaklands Road, Cheshunt, EN7 6RS	2
07/19/0923/F	258 High Street, Waltham Cross, EN8 7EA	2
07/19/0664/F	The Old Maltings, Brewery Road, Hoddesdon, EN11 8HF	3
07/18/0820/F	Land adj, 47 Lilac Road, Hoddesdon, EN11 0PQ	1
07/20/0174/F	21 Central Avenue, Waltham Cross, EN8 7JH	1
07/19/0072/F	Land to the rear of the Old Forge, White Stubbs Lane, Broxbourne, EN10 7PZ	1
07/18/0047/F	Land rear of, 60 Lodge Crescent, Waltham Cross, EN8 8BS	1
07/20/0348/F	Unit 1 Delamare Road, Cheshunt, EN8 9SU	1
07/18/0255/F	56-58 Turners Hill, Cheshunt, EN8 8LQ	8

07/18/1118/F	62 Turners Hill, Cheshunt, EN8 8LQ	5
07/18/0904/F	R/O, 4 Brewery Road, Hoddesdon, EN11 8HF	4
07/15/0988/F	20, Central Avenue, Waltham Cross, EN8 7JG	1
07/16/1068/F	Land adj, 3 Central Avenue, Waltham Cross, EN8 7JG	1
07/17/0666/F	11 Cameron Drive, Waltham Cross, EN8 8BW	2
07/17/0790/F	40 Park Lane, Waltham Cross, EN8 8BE	2
07/19/0085/F	Former Rivers Education Centre Car Park, Cameron Drive, Waltham Cross, EN8 8BN	2
07/19/0795/F	32 Cecil Road, Cheshunt, EN8 8TF	1
07/20/0279/F	235 Eleanor Way, Waltham Cross, EN8 7SJ	2
07/14/0287/F	36 Millicrest Road, Goffs Oak, EN7 5NU	1
07/16/0644/F	Tanfield Farm, Hammondstreet Road, Cheshunt, EN7 6PQ	4
07/16/1382/F	14, Roslyn Close, Broxbourne, EN10 7DA	1
07/17/0244/LDP	3, 4 & 5 Woodlands Drive, Hoddesdon	2
07/17/0342/PNAGR-RES	Oak Tree Farm, Beaumont Road, Wormley, EN10 7QJ	2
07/17/0649/F	2 Wavell Close, Cheshunt, EN8 0JY	1
07/17/0661/F	26A Hillview Gardens, Cheshunt, EN8 0PH	1
07/17/0680/F	7 Dysons Close, Cheshunt, EN8 8RL	1
07/17/0960/F	Valley View, Newgatestreet Road, Goffs Oak, EN7 5RY	1
07/18/0280/F	15 Park Lane, Broxbourne, EN10 7NG	2
07/18/0294/F	Ivy Lodge, Park Lane Paradise, Cheshunt, EN7 6PZ	2
07/18/0297/F	4 Woodlands Drive, Hoddesdon, EN11 8AZ	2
07/18/0617/F	258 High Street, Waltham Cross, EN8 7EA	1
07/18/0756/F	Garages Site, Cunningham Road, Cheshunt, EN8 0LD	8
07/18/0940/F	38A Montgomery Drive, Cheshunt, EN8 0LB	1
07/18/0995/F	49-51 Ware Road, Hoddesdon, EN11 9AB	2
07/18/1175/F	53 Jones Road, Goffs Oak, EN7 5JT	1
07/19/0113/F	Woodside Woollensbrook, Hertford Road, Hoddesdon, EN11 9BN	1
07/19/0182/F	36 Stanstead Road, Hoddesdon, EN11 0RH	1
07/19/0354/F	33 Rye Road, Hoddesdon, EN11 0JE	1
07/19/1042/LDC	Darnicle Hill Nursery, Darnicle Hill, Cheshunt, EN7 5TB	4
07/20/0191/F	21 High Street, Cheshunt, EN8 0BX	3
07/20/0206/F	68A High Street, Waltham Cross, EN8 7BU	1
07/20/0308/F	The Victoria, 147 Turners Hill, Cheshunt, EN8 9BH	8
07/19/0113/F	Woodside Woollensbrook, Hertford Road, Hoddesdon, EN11 9BN	1
07/19/0153/F	345 Hammondstreet Road, Cheshunt, EN7 6PW	1
07/15/0970/F	Rear of 40, Park Lane, Waltham Cross, EN8 8BE	10
07/18/0152/RM	Land at Small Acre Nursery and Oak View Farm, Crouch Lane, Goffs Oak, EN7 6TL	56
07/17/0430/F	Wolsey Hall, Windmill Lane, Cheshunt, EN8 9AA	24
07/18/1197/F	126 Crossbrook Street, Cheshunt, EN8 8JH	10

## 2019-2020

PP Ref	Address	Gross
07/18/0292/F	Unit 1, Delamare Road, Cheshunt, EN8 9SU	32
07/18/0364/F	The Coach House, 90 Ware Road, Hoddesdon, EN11 9ET	9
07/19/0352/TDC	block B, 109-171 Lampits, Hoddesdon, EN11 8EF	8
07/18/0187/F	Land off Eaton Gardens, Wormley, EN10 6SA	7
07/17/1293/F	Land adjacent to, 182 Great Cambridge Road, Cheshunt, EN8 9ET	5
07/17/0144/F	50-52 Hedworth Avenue, Waltham Cross, EN8 8AP	6
07/19/0130/F	1 Masons Parade, Newgatestreet Road, Goffs Oak, EN7 5RJ	4
07/17/0561/F	Sunnyside, 28 Westlea Road, Wormley, EN10 6JH	3
07/18/0152/RM	Land at Small Acre Nursery and Oak View Farm, Crouch Lane, Goffs Oak, EN7 6TL	3
07/13/1006/F	Stafford House, Churchfields, Broxbourne, EN10 7JX	2
07/18/0293/F	3 Woodlands Drive, Hoddesdon, EN11 8AZ	2
07/18/0705/F	1st floor, Sheffield House, Rye Road, Hoddesdon, EN11 0JR	2
07/18/0757/F	1st floor, 86 High Street, Waltham Cross, EN8 7BU	2
07/18/0988/PNA1RES	ground floor, 89 Roundmoor Drive, Cheshunt, EN8 9HW	2
07/14/0444/F	74 and 76 High Street, Hoddesdon, EN11 8ET	3
07/17/1188/F	107 Mill Lane, Cheshunt, EN8 0JX	2
07/18/0064/F	23 Greenwood Avenue, Cheshunt, EN7 5BZ	1
07/18/0570/F	Brambles, Oaklands Grove, Wormley, EN10 6DU	1
07/18/0967/F	Dalblair, Church Lane, Wormley, EN10 7QG	1
07/18/1067/F	41 High Wood Road, Hoddesdon, EN11 9AP	1
07/19/0164/F	The Coach House, 90 Ware Road, Hoddesdon, EN11 9ET	1
07/19/0543/F	1 Rose Cottage, Darnicle Hill, Cheshunt, EN7 5TB	2
07/19/0841/F	Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF	1
07/18/1198/F	Oak Tree Farm, Beaumont Road, Wormley, EN10 7QJ	1

07/17/0960/F	Valley View, Newgatestreet Road, Goffs Oak, EN7 5RY	0
07/18/0866/F	91 High Street, Hoddesdon, EN11 8TL	0
07/18/1002/F	684A Goffs Lane, Goffs Oak, EN7 5ET	0
07/18/1175/F	53 Jones Road, Goffs Oak, EN7 5JT	0
07/19/0049/F	1 Oaklands Road, Cheshunt, EN7 6RS	0
07/19/0113/F	Woodside Woollensbrook, Hertford Road, Hoddesdon, EN11 9BN	0
07/19/0231/F	141 Stanstead Road, Hoddesdon, EN11 0QE	0
07/19/0823/F	2 Hammondstreet Road, Cheshunt, EN7 6NT	0

## 2018/19

PP Ref	Address	Gross
07/14/0076/F	Former St Marys High School Site,, Churchgate, Cheshunt, EN8 9ED	68
07/14/0843/F	Speakerbus Ltd, Fourways House, Ware Road, Hoddesdon, EN11 9RS	60
07/15/0595/RM	Cheshunt School site, College Road, Cheshunt, EN8 9LY	51
07/16/0090/PNRES	Bartholomew Court, High Street, Waltham Cross, EN8 7JU	44
07/17/1089/F	88-90 Turners Hill, Cheshunt, EN8 8LQ	12
07/14/0629/F	79 Crossbrook Street, Cheshunt, EN8 8LU	10
07/16/0644/F	Tanfield Farm, Hammondstreet Road, Cheshunt, EN7 6PQ	7
07/17/1233/F	134 Crossbrook Street, Cheshunt, EN8 8JH	6
07/16/1386/F	36 High Street, Cheshunt, EN8 0AQ	4
07/17/0255/F	9 Beverley Gardens, Cheshunt, EN7 5LX	4
07/17/0613/RM	24-28 Andrews Lane, Cheshunt, EN7 6LD	4
07/13/0083/F	site A, garages off Downfield Road, Cheshunt	3
07/15/0511/F	Garage Site, Berwick Close, Waltham Cross, EN8 7PT	3
07/16/0081/F	Land adjacent to, 3 Stoneleigh Close, Waltham Cross, EN8 8AZ	3
07/16/0263/F	Byron Court, 48 Flamstead End Road, Cheshunt, EN8 0HU	3
07/16/0710/F	41 Beltona Gardens, Cheshunt, EN8 0PA	3
07/16/1405/F	111-113 Crossbrook Street, Cheshunt, EN8 8LY	4
07/18/0218/F	79 Crossbrook Street, Cheshunt, EN8 8LU	3
07/18/1005/F	Former Hoddesdon Snooker Club, Conduit Lane, Hoddesdon, EN11 8EP	3
07/15/0377/F	118 Great Cambridge Road, Cheshunt, EN8 9ES	2
07/16/1178/F	R/O, 215-217 Turners Hill, Cheshunt, EN8 9DG	2
07/17/0004/F	Deepdene, Salisbury Road, Hoddesdon, EN11 0HX	2
07/18/0737/F	Oakdene, St James Road, Goffs Oak, EN7 6TR	2
07/13/0631/F	Land off Halstead Hill and Barrow Lane, Goffs Oak, Waltham Cross, EN7 5NA	1
07/14/0950/PNAGR-RES	Unit A, Spring Farm Barn 2, Old Park Ride, Waltham Cross, EN7 5HU	1
07/14/0951/PNAGR-RES	unit B, Spring Farm Barn 2, Old Park Ride, Waltham Cross, EN7 5HU	1
07/15/0766/F	1st floor, 70A Stanstead Road, Hoddesdon, EN11 0RL	1
07/16/0044/F	39, New Road, Broxbourne, EN10 7LN	2
07/16/0088/F	45 High Road, Broxbourne, EN10 7HX	1
07/16/0509/F	10 Churchfield Path, Cheshunt, EN8 9EG	2
07/16/0814/F	4 Regent Gate, 83 High Street, Waltham Cross, EN8 7AF	1
07/16/0995/F	Land r/o, 1 Westfield Road, Hoddesdon, EN11 8QX	1
07/16/1025/F	Land adj, 13 Taylors Avenue, Hoddesdon, EN11 8QB	1
07/16/1290/F	Pegasus, 99 Baas Hill, Broxbourne, EN10 7EP	1
07/16/1402/F	1 Hargreaves Avenue, Cheshunt, EN7 5BD	2
07/17/0407/F	3 Rushleigh Avenue, Cheshunt, EN8 8QF	2
07/17/0433/F	18 Cedar Avenue, Waltham Cross, EN8 8AU	1
07/17/0436/F	280 Great Cambridge Road, Cheshunt, EN8 0NF	2
07/17/0469/F	63 Hollybush Way, Cheshunt, EN7 6ER	1
07/17/0793/F	Land rear of, 45 Whitley Road, Hoddesdon, EN11 0PT	1
07/17/0857/F	113 High Road, Broxbourne, EN10 7BS	1
07/17/0904/F	Brook Farm, Cuffley Hill, Goffs Oak, EN6 4EX	1
07/17/0920/F	55 Carnaby Road, Broxbourne, EN10 7EQ	1
07/17/1247/PNA1RES	1A Newgatestreet Road, Goffs Oak, EN7 5SS	1
07/18/0178/F	27 Macers Lane, Wormley, EN10 6EQ	2
07/18/0181/F	229A Turners Hill, Cheshunt, EN8 9DG	1
07/18/0259/F	560A Goffs Lane, Goffs Oak, EN7 5EP	1
07/18/0489/F	17 Doncaster Lodge, Annexe Orchid Close , Goffs Oak, EN7 5NF	1
07/17/1187/F	Balmacara, Admirals Walk, Hoddesdon, EN11 8AB	1
07/15/0970/F	Rear of 40, Park Lane, Waltham Cross, EN8 8BE	0
07/17/0260/F	92 Amwell Street, Hoddesdon, EN11 8TZ	0
07/18/0255/F	56-58 Turners Hill, Cheshunt, EN8 8LQ	0
07/18/0456/F	1 Masons Parade, Newgatestreet Road , Goffs Oak, EN7 5RJ	0
07/18/0570/F	Brambles, Oaklands Grove, Wormley, EN10 6DU	0
07/18/1075/F	41 Station Road, Waltham Cross, EN9 1AA	0
07/18/0755/F	13-15 High Street, Cheshunt, EN8 0BX	0
07/17/0244/LDP	3, 4 & 5 Woodlands Drive, Hoddesdon	0

## 2017/18

PP Ref	Address	Gross
07/12/0060/F	Land adjacent to 2 Old Essex Road, Hoddesdon, EN11 0AA	1

07/13/0079/F	site C, garages off Downfield Road, Cheshunt	3
07/13/0080/F	site E, garages off Stewart Close, Cheshunt	2
07/13/0631/F	Land off Halstead Hill and Barrow Lane, Goffs Oak, Waltham Cross, EN7 5NA	8
07/13/0835/F	Land between 19 and 32 Doverfield, Goffs Oak, EN7 5EL	4
07/14/0287/F	36 Millcrest Road, Goffs Oak, EN7 5NU	0
07/14/0510/F	upper floors, 26 King Edward Road, Waltham Cross, EN8 7HZ	3
07/14/0561/F	Pound Close Playing Fields, Stanstead Road/Rye road, Hoddesdon, EN11 0PE	5
07/14/0633/F	Rosedale Sports Club, Andrews Lane, Cheshunt, EN7 6LH	1
07/14/0639/F	186 Macers Lane, Wormley, EN10 6EE	1
07/14/0813/PNRES	Bridge House, 55-59 High Road, Broxbourne, EN10 7HX	33
07/14/0859/F	Dalblair, Church Lane, Wormely, EN10 7QG	0
07/14/0983/F	2 Longfield Lane, Cheshunt, EN7 6AD	0
07/14/1059/F	Land rear of 45-47 High Street, Cheshunt, EN8 0BS	4
07/14/1083/F	118 Great Cambridge Road, Cheshunt, EN8 9ES	1
07/14/1091/F	Everard Cottage, Macers Lane, Wormley, EN10 6EH	1
07/15/0181/F	55-59 High Road, Broxbourne, EN10 7HX	8
07/15/0538/F	1st floor, Bridge Court, High Street, Waltham Cross, EN8 7AT	5
07/15/0595/RM	Cheshunt School site, College Road, Cheshunt, EN8 9LY	37
07/15/0689/PNAGR-RES	Old Park Farm, Bury Green Road, Waltham Cross, EN7 5HX	2
07/15/0744/F	Rickless Lane Farm, St James Road Goffs Oak, Goffs Oak, EN7 6TR	1
07/15/0765/F	3 Stoneleigh Close, Waltham Cross, EN8 8AZ	0
07/15/0856/F	Grangebrook, Rags Lane, Goffs Oak, EN7 6TD	13
07/15/0923/F	Eleanor House, 33-35, Eleanor Cross Road, Waltham Cross, EN8 7LF	5
07/15/0944/PNRES	1st floor (former church building), 100 Crossbrook Street, Cheshunt, EN8 8JJ	4
07/15/1146/F	6 Regent Gate, 83 High Street, Waltham Cross, EN8 7AF	1
07/15/1170/F	69 Crossbrook Street, Cheshunt, EN8 8LU	7
07/16/0085/PNRES	4 Regent Gate, 83 High Street, Waltham Cross, EN8 7AF	3
07/16/0089/RM	Land at former Old Highway Tavern, 67, Old Highway, Hoddesdon, EN11 0LT	10
07/16/0120/F	25 High Road, Broxbourne, EN10 7HX	1
07/16/0125/F	The Old Maltings, Brewery Road, Hoddesdon, EN11 8HF	14
07/16/0141/F	Former Youth Centre, Rye Road, Hoddesdon, EN11 0LH	5
07/16/0192/F	Primrose Cottage, Rags Lane, Goffs Oak, EN7 6TD	1
07/16/0317/F	Hampton House, 100 Crossbrook Street, Cheshunt, EN11 8JJ	2
07/16/0404/F	Land adj, 8 Riverside Path, Cheshunt, EN8 9QA	1
07/16/0465/F	13 Rose Vale (Griffin Court), Hoddesdon, EN11 8NR	1
07/16/0486/F	Land adj, 8 Sheredes Drive, Hoddesdon, EN11 8LJ	1
07/16/0544/F	98 Mill Lane, Cheshunt, EN8 0JT	4
07/16/0644/F	Tanfield Farm, Hammondstreet Road, Cheshunt, EN7 6PQ	0
07/16/0710/F	41 Beltona Gardens, Cheshunt, EN8 0PA	0
07/16/0949/F	58E High Street, Hoddesdon, EN11 8ET	3
07/16/0974/F	1-8 Wycliffe Close, R/O 38-40 High Street, Cheshunt, EN8 0AQ	1
07/16/1106/F	Land adj, 1 Hargreaves Avenue, Cheshunt, EN7 5BD	1
07/16/1280/F	The White House, Beaumont Road, Wormley, EN10 7QJ	1
07/16/1288/F	18 Brookfield Lane East, Cheshunt, EN8 0PY	4
07/16/1307/HF	2 Yew Walk, Hoddesdon, EN11 8BB	1
07/16/1333/F	Spring Farm Bungalow, Old Park Ride, Waltham Cross, EN7 5HU	1
07/16/1339/F	Heronwood, 6 Baas Lane, Broxbourne, EN10 7EE	1
07/16/1403/F	100 Crossbrook Street, Cheshunt, EN8 8JH	3
07/17/0004/F	Deepdene, Salisbury Road, Hoddesdon, EN11 0HX	0
07/17/0128/F	Land at Brambles, Oaklands Grove, Wormley, EN10 6DU	1
07/17/0169/F	23D High Street, Cheshunt, EN8 0BS	1
07/17/0255/F	9 Beverley Gardens, Cheshunt, EN7 5LX	0
07/17/0270/F	Wyndcroft, Beaumont Road, Wormley, EN10 7QJ	1
07/17/0378/F	71 Bury Green Road, Cheshunt, EN7 5AG	1
07/17/0409/F	7 Stoneleigh Close, Waltham Cross, EN8 8AZ	2
07/17/0561/F	Sunnyside, 28 Westlea Road, Wormley, EN10 6JH	0
07/17/0828/F	12 Turnford Cottages, High Road, Turnford, EN10 6AN	1
07/17/0920/F	55 Carnaby Road, Broxbourne, EN10 7EQ	0
07/17/1035/F	129 Trinity Lane, Waltham Cross, EN8 7EW	2
07/17/1045/F	Annexe Salisbury Lodge, 12 Orchid Close, Goffs Oak, EN7 5NF	1
07/18/0967/F	Dalblair, Church Lane, Wormley, EN10 7QG	0
7/0214/08/F	Wormley House, 82 High Road, Wormley	1
		<b>240</b>

## 2016/17

PP Ref	Address	Gross
07/12/0153/F	110-114 High Street, Hoddesdon, EN11 8HD	13
07/12/0515/F	The Links, Baas Hill, Broxbourne, EN10 7ET	2
07/12/0953/F	The Old Workshop, Nursery Road, Turnford, EN10 6AL	3
07/13/0081/F	site F, garages R/O Holme Close, Cheshunt, EN8 8SU	3
07/13/0093/F	The Old Barn, 424 Goffs Lane, Goffs Oak, EN7 5EN	1
07/13/0161/F	Land rear of 87 High Street, Hoddesdon, EN11 8TL	2
07/13/0182/F	R/O 60 Rye Road, Hoddesdon, EN11 0HP	1
07/13/0333/F	The Old Vicarage, St James Road, Goffs Oak, EN7 6TP	1
07/13/0388/F	Theobalds Court, Crossbrook Street, Cheshunt, EN8 8LR	6
07/13/0631/F	Land off Halstead Hill and Barrow Lane, Goffs Oak, Waltham Cross, EN7 5NA	5
07/13/0649/RM	Former Everest Sports Ground, Andrews Lane, Cheshunt, EN7 6TB	6

07/13/0714/F	Land rear of 162 Rye Road, Hoddesdon, EN11 0HJ	1
07/13/0727/PNRES	Durkan House, 214 - 224 High Street, Waltham Cross, EN8 7FG	60
07/13/0994/F	Land adjacent to 20 Church Lane, Cheshunt, EN8 0DY	1
07/14/0076/F	Former St Marys High School Site., Churchgate, Cheshunt, EN8 9ED	11
07/14/0101/F	80 Goffs Lane, Cheshunt, EN7 5EE	2
07/14/0393/F	39 King Edward Road, Waltham Cross, EN8 7HX	1
07/14/0423/RM	Land next to Clyfton Close, Wormley, EN10 6NX	4
07/14/0475/PNRES	The Coach House, 6 Hogges Close, Hoddesdon, EN11 8EY	2
07/14/0494/F	27 Cheshunt Wash, Cheshunt, EN8 0LW	2
07/14/0581/P4D	barn 1, Spring Farm Barn, Old Park Ride, Waltham Cross, EN7 5HU	1
07/14/0671/PNRES	3 and 4, St Cross Chambers, Upper Marsh Lane, Hoddesdon, EN11 8LQ	3
07/14/0680/F	24 and 26 Cuffley Hill, Goffs Oak, EN7 5EU	4
07/14/0797/F	227B Turners Hill, Cheshunt, EN8 9DG	4
07/14/0897/F	57 Leven Drive, Waltham Cross, EN8 8AL	1
07/14/1059/F	Land rear of 45-47 High Street, Cheshunt, EN8 0BS	1
07/14/1070/F	Land rear of 4 Briscoe Road, Hoddesdon, EN11 9DQ	1
07/14/1083/F	118 Great Cambridge Road, Cheshunt, EN8 9ES	0
07/15/0022/F	Rear of 238 Eleanor Way, Waltham Cross, EN8 7SJ	7
07/15/0053/PNRES	Regent Gate 6, 83 High Street, Waltham Cross, EN8 7AF	3
07/15/0077/F	Land r/o 283 Hammondstreet Road, Cheshunt, EN7 6PP	1
07/15/0079/F	Land adjacent to 144 Windmill Lane, Cheshunt, EN8 9AE	2
07/15/0137/PNAGR-RES	Burnt Farm, Burnt Farm Ride, Goffs Oak, EN7 5JA	1
07/15/0167/F	13 Sterling Avenue, Waltham Cross, EN8 8DE	2
07/15/0207/PNRES	Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross, EN8 7LF	40
07/15/0209/F	16 Hargreaves Avenue, Cheshunt, EN7 5BD	1
07/15/0244/F	109-111 High Street, Hoddesdon, EN11 8TN	2
07/15/0270/PNRES	1st & 2nd floors (new building), 100 Crossbrook Street, Cheshunt, EN8 8JJ	8
07/15/0497/F	ground floor, 80 Church Lane, Cheshunt, EN8 0EA	2
07/15/0502/F	17 Gaywood Avenue, Cheshunt, EN8 8QE	2
07/15/0539/RM	garages, Land adjacent to 15 Whittingstall Road, Hoddesdon, EN11 0LJ	4
07/15/0587/F	Riverdene House and The Colonnade, High Street, Cheshunt, EN8 0AW	12
07/15/0666/PNRES	Riverside House, Station Road, Broxbourne, EN10 7AT	1
07/15/0697/F	67 Crossbrook Street, Cheshunt, EN8 8LU	0
07/15/0856/F	Grangebrook, Rags Lane, Goffs Oak, EN7 6TD	1
07/15/0878/F	1 Turnford Cottages, High Road, Turnford, EN10 6AN	2
07/15/1022/F	47 St Michaels Road, Broxbourne, EN10 7JN	1
07/15/1041/F	66 High Street, Hoddesdon, EN11 8ET	1
07/15/1067/PNRES	129 Crossbrook Street, Cheshunt, EN8 8LY	1
07/15/1110/LDP	109 Blindmans Lane, Cheshunt, EN8 9DN	0
07/16/0024/LDC	Colesgrove Farm, 406, Goffs Lane, Goffs Oak, EN7 5EN	1
07/16/0031/F	33 Chadwell Avenue, Cheshunt, EN8 0ER	1
07/16/0149/LDC	The Cottage, R/O Rorkes Drift, Bulls Cross Ride, Waltham Cross, EN7 5HS	1
07/16/0176/F	23 High Street, Cheshunt, EN8 0BS	2
07/16/0421/F	Albury Grove House, 9, Albury Grove Road, Cheshunt, EN8 8NS	2
07/16/0590/F	71 Lord Street, Hoddesdon, EN11 8NE	2
07/16/0738/PNAGR-RES	Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF	2
07/16/0918/F	The Coach House, 90 Ware Road, Hoddesdon, EN11 9ET	0
07/16/0959/F	Spring Farm Bungalow, Old Park Ride, Waltham Cross, EN7 5HU	0
07/16/1151/LDC	39 Leaside Wharf Road, Wormley, EN10 6HD	2

## 2015/6

PP Ref	Address	Gross
07/10/0078/F	Land adjacent to Higher Drift, Allard Way, Broxbourne, EN10 7ER	1
07/11/0462/F	Land at 223, Hammondstreet Road, Cheshunt, EN7 6PR	1
07/12/0100/F	Former Magistrates Court, King Arthur Court, Cheshunt, EN8 8LD	8
07/12/0615/F	Mayhurst, St James Road, Goffs Oak, EN7 6TP	2
07/12/0764/F	Harold House, 73 High Street, Waltham Cross, EN8 7AF	7
07/12/0850/F	Spring Farm Yard, Old Park Ride, Waltham Cross, EN7 5HU	1
07/12/0860/F	Land adjacent to 106 Churchgate, Cheshunt, EN8 9ND	1
07/12/0889/F	Land adjacent to Lynwood, Barrow Lane, Cheshunt, EN7 5LN	1
07/13/0191/F	212 Windmill Lane, Cheshunt, EN8 9BA	9
07/13/0408/F	61 Ditchfield Road, Hoddesdon, EN11 9HS	1
07/13/0468/P4D	1st floor, 105 High Street, Waltham Cross, EN8 7AN	1
07/13/0510/P4D	2nd floor, 43 High Street, Hoddesdon, EN11 8TA	2
07/13/0549/F	adj 2 Whittingstall Road, Hoddesdon, EN11 0LJ	1
07/13/0649/RM	Former Everest Sports Ground, Andrews Lane, Cheshunt., EN7 6TB	51
07/13/0669/PNRES	2B and 3B Brocket Road, Hoddesdon, EN11 8NZ	3
07/13/0678/F	New River Close, Hoddesdon, EN11 0AJ	13
07/13/0687/F	Land adjacent to 11 Ditchfield Road, Hoddesdon, EN11 9HU	2
07/13/0688/F	Former Petron Amusements and Precision site, Salisbury Road, Hoddesdon, EN11 0HU	52
07/13/0695/F	70A High Street, Hoddesdon, EN11 8ET	2
07/13/0758/F	29 St Catherines Road, Broxbourne, EN10 7LD	1
07/14/0145/NMA	Land adj, 2 Hargreaves Avenue, Cheshunt	2
07/14/0246/F	59 Churchfields, Broxbourne, EN10 7JP	2
07/14/0398/PNRES	1st & 2nd floor, 41B High Street, Hoddesdon, EN11 8TA	4
07/14/0448/RM	29-31 Stanstead Road, Hoddesdon, EN11 0PH	2

07/14/0825/F	41 High Street, Hoddesdon, EN11 8TA	1
07/14/1039/LDC	23 Endeavour Road, Cheshunt, EN8 0LL	1
07/15/0044/F	2nd floor, Hill House, Eleanor Way, Waltham Cross, EN8 7SD	2
07/15/0196/F	13 The Chase, Goffs Oak, EN7 5PB	2
07/15/0501/LDC	Brackendale, St James Road, Goffs Oak, EN7 6TR	1
07/15/0503/F	The Coach House, 90 Ware Road, Hoddesdon, EN11 9ET	0
07/15/0541/F	7 Stoneleigh Drive, Hoddesdon, EN11 9LL	1
07/15/0617/PNRES	1st floor, 43 High Street, Hoddesdon, EN11 8TA	1
07/15/0714/F	Rosebury Farm, Crouch Lane, Goffs Oak, EN7 6TH	0
07/15/0859/PNRES	101 Rye Road, Hoddesdon, EN11 0JL	1
07/15/1058/LDC	r/o 24/26 Cuffley Hill, Goffs Oak, EN7 5EU	1
7/0470/08/LB/WX	Bullscross Farm, Bulls Cross Ride, Waltham Cross	2
		<b>177</b>

## 2014/5

PP Ref	Address	Gross
07/10/0449/F	Land rear of The Limes, 54A Whitley Road, Hoddesdon, EN11 0PX	1
07/10/0840/F	Land at 111-113, Crossbrook Street, Cheshunt, EN8 8LY	16
07/10/0918/F	Dell Brook, Hertford Road, Hoddesdon, EN11 9BS	1
07/11/0129/F	Vacant -Closed Snooker Club, Conduit Lane, Hoddesdon, EN11 8EP	14
07/11/0148/F	Riven, Lord Street, Hoddesdon, EN11 8SL	1
07/11/0545/F	Hill House, Eleanor Way, Waltham Cross, EN8 7SD	3
07/11/0590/F	Conifer Row, Yewlands, Hoddesdon, EN11 8BX	1
07/11/0769/F	Eugena House, Trust Road, Waltham Cross, EN8 7HF	11
07/12/0009/F	36 Briscoe Road, Hoddesdon, EN11 9DG	2
07/12/0010/F	124 Cuffley Hill, Goffs Oak, EN7 5EY	1
07/12/0063/F	14 Carnaby Road, Broxbourne, EN10 7EG	1
07/12/0318/F	Land between 40 & 50, Queens Road, Waltham Cross, EN8 7HT	3
07/12/0824/F	Brocket Hall, Lowfield Lane, Hoddesdon, EN11 8PD	5
07/13/0207/F	St Cross Chambers, Upper Marsh Lane, Hoddesdon, EN11 8LQ	4
07/13/0232/F	Land adjacent to 61 Birchfield Road, Cheshunt, EN8 9PL	1
07/13/0234/F	Land adjacent to 1 Gyfford Walk, Cheshunt, EN7 5BT	1
07/13/0345/F	Hawthorn, Bread And Cheese Lane, Cheshunt, EN7 6PE	1
07/13/0389/F	Norris Wood, Baas Hill, Broxbourne, EN10 7EP	4
07/13/0409/F	102 Whitefields Road, Cheshunt, EN8 0EL	1
07/13/0541/F	23 High Street, Cheshunt, EN8 0BS	4
07/13/0586/F	258 Goffs Lane, Goffs Oak, EN7 5QE	2
07/13/0628/F	Ash Tree Cottage, Mill Lane, Broxbourne, EN10 7AZ	1
07/13/0649/RM	Former Everest Sports Ground, Andrews Lane, Cheshunt,, EN7 6TB	39
07/13/0692/F	Land adjacent to 28 Moorhurst Avenue, Goffs Oak, EN7 5LE	1
07/13/0758/F	29 St Catherines Road, Broxbourne, EN10 7LD	0
07/13/0810/PNRES	251 Turners Hill, Cheshunt, EN8 9DG	1
07/13/0901/F	112 Dewhurst Road, Cheshunt, EN8 9PF	1
07/13/0998/F	1st floor, Hogges Hall Dental Practice, 64 High Street, Hoddesdon, EN11 8ET	2
07/13/1017/F	222 Ware Road, Hoddesdon, EN11 9EY	1
07/14/0140/F	Land adjacent to The Vicarage, 8 Ogard Road, Hoddesdon, EN11 0NU	1
07/14/0742/PNRES	223F Turners, Cheshunt, EN8 9DG	1
7018309	11-13 Burford Street, Hoddesdon	2

## 2013/14

PP Ref	Address	Gross
07/10/0147/F	The Old Manor House, High Road, Wormley, EN10 6DU	10
07/10/0346/F	Land to the West, Hillcrest Close, Goffs Oak, EN7 5EJ	2
07/10/0584/F	Manor House Farm, Church Lane, Wormley, Broxbourne, EN10 7QQ	1
07/11/0380/F	White Bungalow, St James Road, Goffs Oak, EN7 6TR	1
07/11/0827/F	adj 4 Stanstead Road, Hoddesdon, EN11 0RH	1
07/11/0898/F	Cheshunt Chiropractic Clinic, The Lodge, Albury Ride Cheshunt, Cheshunt, EN8 8XE	1
07/11/0987/F	Land rear of The Old Manor House, 72 High Road, Wormley, EN10 6DU	1
07/12/0063/F	14 Carnaby Road, Broxbourne, EN10 7EG	0
07/12/0228/F	The Bungalow, Limes Nursery, Hammondstreet Road, Cheshunt, Cheshunt, EN7 6PG	1
07/12/0241/F	outbuilding, 81 High Street, Hoddesdon, EN11 8TL	2
07/12/0276/F	7 Campine Close, Cheshunt, EN8 0UH	1
07/12/0515/F	The Links, Baas Hill, Broxbourne, EN10 7ET	0
07/12/0531/F	adj 14 The Drive, Hoddesdon, EN11 9JA	1
07/12/0576/F	Rose and Crown PH, 88 Amwell Street, Hoddesdon, EN11 8TZ	1
07/12/0615/F	Mayhurst, St James Road, Goffs Oak, EN7 6TP	0
07/12/0617/RM	171 Cavell Road, Cheshunt, EN7 6JH	2
07/12/0772/LDC	7 Stoneleigh Drive, Hoddesdon, EN11 9LL	1
07/12/0787/F	99 Church Lane, Cheshunt, EN8 0DU	2
07/12/0804/F	22 Monson Road, Broxbourne, EN10 7DY	1
07/12/0813/NMA	38 Station Road, Broxbourne, EN10 7AH	1
07/12/0867/F	124A High Street, Hoddesdon, EN11 8HD	1
07/12/0869/RM	Land rear of 140 -144 Crossbrook Street 8JY, Cheshunt, EN8 8JY	2
07/13/0345/F	Hawthorn, Bread And Cheese Lane, Cheshunt, EN7 6PE	0
07/13/0363/F	The Huntsman, Goose Green, Lord Street, Hoddesdon, EN11 8SN	1

07/13/0389/F	Norris Wood, Baas Hill, Broxbourne, EN10 7EP	0
07/13/0543/F	24 Eastern Avenue, Waltham Cross, EN8 7JD	2
07/13/0614/F	Spring Farm Yard, Old Park Ride, Waltham Cross, EN7 5HU	1
07/13/0628/F	Ash Tree Cottage, Mill Lane, Broxbourne, EN10 7AZ	0
07/13/0678/F	New River Close, Hoddesdon, EN11 0AJ	0
07/13/0688/F	Former Petron Amusements and Precision site, Salisbury Road, Hoddesdon, EN11 0HU	0
7/0294/08/F	Adj 462 Hammondstreet Road, Cheshunt	1
7/0361/07/RM/HOD	Hertford Regional College, High Road, Broxbourne	20
7/0622/07/F/HOD	Spring Acre, Hailey Lane, Hoddesdon	1
7/0960/02/F/GO	1-2 Holland Cottages, St James Road, Goffs Oak	1
		39

## 2012/3

PP Ref	Address	Gross
07/07/0577/F	Land To The Side Of The George Pub, 8 High Street, Hoddesdon	1
07/07/1127/F	R/O St Catherines House, Pauls Lane, Hoddesdon, EN11 8TR	2
07/08/0190/F	2 St Michaels Road, Broxbourne, EN10 7JL	3
07/08/0715/F	The Clock House Building, Brewery Road, Hoddesdon, EN11 8HF	12
07/09/0111/F	682, Goffs Lane, Goffs Oak, EN7 5ET	4
07/09/0636/F	First Floor Offices 64, High Street, Hoddesdon, EN11 8ET	1
07/10/0022/F	Priests House, 90 High Road, Broxbourne	1
07/10/0125/RM	Land to rear of 35 & 37 (Ivy Terrace), Rye Road, Hoddesdon, EN11 0JE	1
07/10/0190/F	Land rear of and adjacent to 10 & 12, Eaton Gardens, Wormley, EN10 6SA	9
07/10/0283/F	adj 55, Leven Drive, Waltham Cross, EN8 8AL	1
07/10/0407/F	138, Lampits, Hoddesdon, EN11 8DX	1
07/10/0765/F	81, High Street, Hoddesdon, EN11 8TL	2
07/11/0134/RM	Land at, Hadleigh Court, Broxborne, EN10 6PS	10
07/11/0202/F	Old Well House, Yewlands Drive, Hoddesdon, EN11 8DE	1
07/11/0222/F	Lowfield House, Brocket Road, Hoddesdon, EN11 8PB	1
07/11/0472/F	The Yard, 2 St Michaels Road, Broxbourne, Hertfordshire, EN10 7JL, EN10 7JL	1
07/11/0478/F	Surgery Brook House, Groom Road, Turnford, EN10 6BW	2
07/11/0497/F	6 The Mead, Cheshunt	2
07/11/0512/F	Unit 3 The Old Maltings, Brewery Road, Hoddesdon, EN11 8HF	1
07/11/0581/LDP	Chadwell, Brookfield Lane West, Cheshunt, EN8 0QH	0
07/11/0779/F	80-82 Church Lane, Cheshunt, EN8 0EA	1
07/11/0974/F	682 Goffs Lane, Goffs Oak, EN7 5ET	1
07/12/0062/F	Land at Lindsey Place, rear of 47-53 Cromwell Avenue, Cheshunt, EN7 5JQ	2
07/12/0486/F	7 Brookfield Gardens, Cheshunt, EN8 0QB	2
07/12/0606/F	PCL Transport Ltd, Charlton Mead Lane, Hoddesdon, EN11 0DJ	0
07/12/0617/RM	171 Cavell Road, Cheshunt, EN7 6JH	0
07/12/0653/F	annexe, Priests House, 90 High Road, Broxbourne, EN10 7DZ	1
07/12/0813/NMA	38 Station Road, Broxbourne, EN10 7AH	0
07/12/0833/PND	Ash Tree Cottage, Mill Lane, Broxbourne, EN10 7AZ	0
7/0361/07/RM/HOD	Hertford Regional College, High Road, Broxbourne	64
		120

## 2011/12

PP Ref	Address	Gross
07/03/0287/F	41 Jones Road, Goffs Oak	1
07/06/0413/F	47-49 Albury Ride, Cheshunt	10
07/07/0345/F	Plot 3 Treesland, Appleby Street, Cheshunt	1
07/07/0478/F	Former Nursery Greenhouses, Churchgate, Cheshunt	2
07/07/0999/F	The Woolpack, 57-59 High Street, Cheshunt	5
07/08/0381/F	Adj 47 Lulworth Avenue, Goffs Oak	1
07/08/0471/F	60 Rye Road, Hoddesdon	1
07/08/0726/F	Cheshunt Labour Hall, 145 College Road, Cheshunt	3
07/09/0111/F	682, Goffs Lane, Goffs Oak, EN7 5ET	0
07/09/0160/F	23 High Street, Cheshunt	2
07/09/0204/F	Bromer Lodge, Churchgate, Cheshunt	1
07/09/0213/F	Land adjacent to 49, Hampden Crescent, Cheshunt, EN7 5AX	1
07/09/0731/F	37, Eleanor Cross Road, Waltham Cross, EN8 7LF	35
07/09/0765/F	Rear of 87, High Street, Hoddesdon, EN11 8TL	2
07/09/0832/F	108 Cuffley Hill, Goffs Oak	1
07/10/0155/F	75, Herongate Road, Cheshunt, EN8 0TX	2
07/10/0190/F	Land rear of and adjacent to 10 & 12, Eaton Gardens, Wormley, EN10 6SA	4
07/10/0440/F	Land adjacent to 2, Brookfield Gardens, Cheshunt, EN8 0QA	1
07/10/0507/F	40, Crossbrook Street, Cheshunt, EN8 8JQ	1
07/10/0625/F	104A, Turners Hill, Cheshunt, EN8 9BN	2
07/10/0772/F	22, Brookfield Lane East, Cheshunt, EN8 0QD	2
07/10/0844/F	Land adjacent to 2, Goffs Lane, Cheshunt, EN7 5EF	2
07/10/0908/F	Store Building, Nursery Road, Turnford, EN10 6AL	1
07/11/0013/F	248-250, Turners Hill, Cheshunt, EN8 9DD	1
07/11/0037/F	19 Leaside, Wharf Road, Wormley, EN10 6HD	2
07/11/0043/F	89-93 Turners Hill, Cheshunt, EN8 9BD	4
07/11/0186/F	1 to 4, New River Close, Hoddesdon, EN11 0AJ	2



07/11/0361/F	adj 7, Oxenden Drive, Hoddesdon, EN11 8QF	1
07/11/0397/F	82, Stanstead Road, Hoddesdon, EN11 0RL	2
7/0361/07/RM/HOD	Hertford Regional College, High Road, Broxbourne	39
7/0424/04/F/GO	124 Cuffley Hill, Goffs Oak, EN7 5EY	0
ENF/11/0007	23 Leaside, Wharf Road, Wormley, EN10 6HD	3
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## 2010/11

PP Ref	Address	Gross
07/01/0870/F	Beresford House, Halstead Hill, Goffs Oak	1
07/05/0464/F	1 Eastern Avenue, Waltham Cross	1
07/06/0531/F	Community Hall, Whitefields Road, Cheshunt	8
07/06/0593/F	R/O 89 Stortford Road, Hoddesdon	1
07/06/0935/F	Woodpeckers & Springs, Baas Lane, Broxbourne	4
07/07/0516/F	Adj 23 Hillview Gardens, Cheshunt	1
07/07/0538/F	Land rear of 79A & 79B, Old Highway, Hoddesdon, EN11 0LX	2
07/07/0733/F	Turnford Triangle, Turnford	48
07/07/0839/F	R/O 100-104 High Street, Hoddesdon	6
07/07/1183/F	500 Hammondstreet Road, Cheshunt	3
07/08/0517/F	Adj Unit 1 Stockwell Lodge Medical Village, Rosedale Way, Cheshunt	1
07/08/0834/F	R/O 10 Churchfields, Broxbourne	1
07/08/0839/F	Thames Water Plc, Darnicle Hill, Cheshunt	1
07/08/0902/F	55 High Road, Wormley	1
07/08/0905/F	Land At Hogges Close, R/O 64 High Street, Hoddesdon	3
07/09/0006/F	R/O 68 Station Road, Broxbourne	1
07/09/0035/F	Adj 57 King Edward Road, Waltham Cross	2
07/09/0045/F	Adj 69 Shortmead Drive, Cheshunt	1
07/09/0051/F	33 Carnaby Road, Broxbourne	1
07/09/0071/F	Former Wx Service Station, Crossbrook Street, Cheshunt	14
07/09/0231/F	149-151 Crossbrook Street, Cheshunt	2
07/09/0270/F	Adj 1 Greenwood Avenue, Cheshunt	1
07/09/0285/F	Land Between 24 & 26 Essex Road, Hoddesdon	1
07/09/0288/F	R/O River View & Golf Cottage, Cosens Lane West, Wormley	2
07/09/0308/F	The Bungalow, St Cross Chambers, Upper Marsh Lane, Hoddesdon	12
07/09/0594/F	Flat 124 Wormley Court, Macers Lane, Wormley	0
07/09/0768/F	R/O 107 Woodstock Road, Broxbourne	1
07/09/0783/F	44 High Street, Hoddesdon	3
07/09/0785/F	73 Great Cambridge Road, Cheshunt	1
07/09/0851/F	Office R/O The Old Maltings, Brewery Road, Hoddesdon	1
07/10/0006/F	16 Cross Road, Waltham Cross	2
07/10/0012/LDC	Gables, Bread And Cheese Lane, Cheshunt, EN10 7QJ	1
07/10/0030/F	White Bungalow, St James Road, Goffs Oak, EN7 6TP	0
07/10/0651/LDC	14, Ashdown Crescent, Cheshunt, EN8 0RE	0
7/0361/07/RM/HOD	Hertford Regional College, High Road, Broxbourne	19
7/0424/04/F/GO	124 Cuffley Hill, Goffs Oak, EN7 5EY	1
7/0622/07/F/HOD	Spring Acre, Hailey Lane, Hoddesdon	0

## 2009/10

PP Ref	Address	Gross
07/04/0392/F	186 Turners Hill, Cheshunt	2
07/04/0965/F	52 King Edward Road, Waltham Cross	4
07/04/1013/F	62 Walton Road, Hoddesdon	3
07/05/0526/F	Pardix House, Cadmore Lane, Cheshunt	14
07/05/0811/F	The Old Maltings Court, Brewery Road, Hoddesdon	5
07/05/0904/F	Tudor Farm, Silver Street, Goffs Oak	1
07/06/0258/F	Grove House, 281 High Street, Waltham Cross	30
07/06/0478/F	103 Trinity Lane, Waltham Cross	8
07/06/0528/F	Creasy Hall, Raglan Avenue, Waltham Cross	8
07/06/0626/F	52 King Edward Road, Waltham Cross	2
07/06/0644/F	R/O Bicknell & Kayhim Park Lane, Adj 21 Mandeville Close, Broxbourne	3
07/07/0021/F	262 High Street, Waltham Cross	9
07/07/0304/F	Woodside, Baas Lane, Broxbourne	1
07/07/0310/F	Poyndon Farm, Silver Street, Goffs Oak	1
07/07/0722/F	R/O 32 Flamstead End Road, Cheshunt	1
07/07/0733/F	Turnford Triangle, Turnford	32
07/07/0829/F	11a Mckenzie Road, Broxbourne	2
07/07/0999/F	The Woolpack, 57-59 High Street, Cheshunt	8
07/07/1084/F	188-190 Great Cambridge Road, Cheshunt	3
07/07/1085/F	37-39 Church Lane, Cheshunt	4
07/08/0056/F	59 Whitley Road, Hoddesdon	8
07/08/0126/F	The Boiler House, Burford Strret, Hoddesdon	1
07/08/0161/F	16 Brookfield Gardens, Cheshunt	2
07/08/0210/F	7 Briar Close, Cheshunt	2
07/08/0250/F	13 Brookfield Gardens, Cheshunt	2
07/08/0270/F	Land At Hollybush Way, Cheshunt	6

07/08/0398/F	Hoddesdon Lodge Farm, Lord Street, Hoddesdon	1
07/08/0408/F	9-11 High Street, Waltham Cross	3
07/08/0426/F	260-264 Turners Hill, Cheshunt	22
07/08/0429/F	201 & 205 High Road, Broxbourne	13
07/08/0500/F	61 Whitley Road, Hoddesdon	2
07/08/0591/F	Adj 9 Vincent Close, Cheshunt	1
07/08/0874/F	Adj 28 Hillview Gardens, Cheshunt	1
07/09/0051/F	33 Carnaby Road, Broxbourne	0
07/09/0090/F	27 Castle Road, Hoddesdon	2
07/09/0147/F	Garages At 201-205 High Road, Broxbourne	1
07/09/0221/F	243 High Road, Broxbourne	1
07/09/0308/F	The Bungalow, St Cross Chambers, Upper Marsh Lane, Hoddesdon	0
07/09/0832/F	108 Cuffley Hill, Goffs Oak	0
07/11/0202/F	Old Well House, Yewlands Drive, Hoddesdon, EN11 8DE	0
7/0079/07/F/WX	9-11 High Street (turnpike Court), Waltham Cross	37
7/0361/07/RM/HOD	Hertford Regional College, High Road, Broxbourne	70
7/0912/08/F/HOD	Old Well House, Yewlands Drive, Hoddesdon	0

## Appendix D: Minor commitments - 2021-2022 trajectory

PP Reference	Decision Notice Date	Address	Settlement	Construction Start Date	Total 5 year supply
07/14/1059/F	13/03/2015	Land rear of 45-47 High Street, Cheshunt, EN8 0BS	Cheshunt	20/03/2017	1
07/16/1363/F	18/04/2017	41-43 Turners Hill, Cheshunt, EN8 8NJ	Cheshunt	09/04/2020	5
07/17/0500/O	13/12/2017	Land At Small Acre Nursery And Oak View Farm, Crouch Lane, Goffs Oak	Goffs Oak	19/12/2018	2
07/18/0516/F	06/08/2018	1A High Street, Cheshunt, EN8 0BX	Cheshunt	12/04/2021	2
07/19/0094/F	26/03/2019	18 Shalcross Drive, Cheshunt, EN8 8UX	Cheshunt	28/04/2020	1
07/18/1035/F	29/03/2019	3 Albury Grove Road, Cheshunt, EN8 8NS	Cheshunt	29/03/2022	8
07/19/0114/F	16/04/2019	39 Leaside Wharf Road, Wormley, EN10 6HD	Wormley		2
07/19/0220/F	29/04/2019	239 Turners Hill, Cheshunt, EN8 9DG	Cheshunt		1
07/19/0165/F	13/05/2019	18 The Drive, Hoddesdon, EN11 9JA	Hoddesdon		1
07/19/0563/F	08/08/2019	19A High Street, Hoddesdon, EN11 8SX	Hoddesdon		3
07/19/0608/F	02/09/2019	Tewin House, 67 Old Highway, Hoddesdon, EN11 0LT	Hoddesdon		4
07/19/0635/PNRES	12/09/2019	R/O, 95 Turners Hill, Cheshunt, EN8 9BD	Cheshunt		1
07/19/0705/F	08/10/2019	100, High Street, Hoddesdon, EN11 8HD	Hoddesdon		1
07/19/0737/F	08/10/2019	186B Turners Hill, Cheshunt, EN8 9DE	Cheshunt		1
07/19/0517/F	21/10/2019	Linbury House, Conduit Lane, Hoddesdon, EN11 8EP	Hoddesdon	31/03/2022	6
07/19/0688/F	21/10/2019	Little Grove Lodge, Cock Lane, Broxbourne Common, Broxbourne, EN11 8LS	Broxbourne	24/11/2021	1
07/19/0747/F	18/11/2019	Broxbournebury Farm, White Stubbs Lane, Broxbourne, EN10 7PZ	Broxbourne		1
07/19/0797/F	18/11/2019	21 High Street, Waltham Cross, EN8 7AA	Waltham Cross		2
07/19/0859/PNAG-RES	03/12/2019	Building 2,3 and 6 Baisley Woods, Beaumont Road, Cheshunt, EN7 6PQ	Cheshunt		3
07/19/0821/F	07/01/2020	74 High Road, Wormley, EN10 6DU	Wormley		6
07/19/0455/F	14/01/2020	Garage Site rear of 51 Duke Street, Hoddesdon, EN11 8JD	Hoddesdon		2
07/19/0847/F	28/01/2020	Fourways Court, Hertford Road, Hoddesdon, EN11 9JU	Hoddesdon		4

07/20/0274/F	16/06/2020	Land adjacent to 28 Ruthven Avenue, Waltham Cross, EN8 8AY	Waltham Cross	16/09/2021	1
07/20/0363/F	16/06/2020	283 Stanstead Road, Hoddesdon, EN11 0QJ	Hoddesdon		1
07/19/1090/F	09/07/2020	Rosebury Farm, Crouch Lane, Goffs Oak, EN7 6TH	Goffs Oak	03/12/2019	3
07/20/0367/F	20/07/2020	Small Acre Nursery, Crouch Lane, Goffs Oak, EN7 6TL	Goffs Oak		1
07/20/0371/F	20/07/2020	Land adj, 10 Primrose Path, Cheshunt, EN7 5AN	Cheshunt		1
07/20/0380/F	04/08/2020	Temple Coach, Yard Old Park Ride, Waltham cross, EN7 5HY	Waltham cross	31/08/2021	1
07/20/0412/F	04/08/2020	Stockwell Lodge Medical Village, Rosedale Way, Cheshunt, EN7 6QQ	Cheshunt		1
07/19/0947/F	09/09/2020	51 Trinity Lane, Waltham Cross, EN8 7EL	Waltham Cross		2
07/20/0281/F	05/10/2020	rear of, 50 Sterling Avenue, Waltham Cross, EN8 8DE	Waltham Cross		1
07/20/0720/F	05/10/2020	12 Flamstead End Road, Cheshunt, EN8 0HH	Cheshunt		2
07/19/0680/F	27/10/2020	59 Bell Lane, Broxbourne, EN10 7HA	Broxbourne		1
07/20/0856/F	24/11/2020	Eleni House, 233 High Street, Waltham Cross, EN8 7GD	Waltham Cross		2
07/19/0836/F	25/11/2020	1 Bosanquet Road, Hoddesdon, EN11 0HT	Hoddesdon		2
07/20/0318/F	08/12/2020	Hugill House, Swanfield Road, Waltham Cross, EN8 7JR	Waltham Cross	14/01/2022	9
07/20/0996/F	15/12/2020	4 Aylsham Road, Hoddesdon, EN11 0JG	Hoddesdon	31/03/2021	1
07/20/1045/F	30/12/2020	19 Duke Street, Hoddesdon, EN11 8JD	Hoddesdon	26/02/2021	3
07/19/0415/F	08/01/2021	131 High Street, Waltham Cross, EN8 7AN	Waltham Cross		5
07/20/0694/F	01/02/2021	Stanstead Road Post office, 38 Stanstead Road, Hoddesdon, EN11 0RH	Hoddesdon		1
07/20/0673/F	02/03/2021	84-86 Turners Hill, Cheshunt, EN8 8LQ	Cheshunt	31/03/2022	2
07/20/0978/O	03/03/2021	159 Turners Hill, Cheshunt, EN8 9BH	Cheshunt		4
07/20/1217/F	23/03/2021	Riverdene House, 140 High Street Cheshunt, Cheshunt, EN8 0AV	Cheshunt		1
07/21/0056/O	25/03/2021	Animal Fayre, Rags Lane, Cheshunt, EN7 6TE	Cheshunt		2
07/21/0007/F	26/03/2021	66 Elderbek Close, Cheshunt, EN7 6HT	Cheshunt		1

07/21/0041/F	26/03/2021	Bramshaw, Brocket Road, Hoddesdon, EN11 8NX	Hoddesdon		5
07/20/0967/F	07/07/2021	13, Westfield Close, Waltham Cross, EN8 7EY	Waltham Cross		2
07/20/1008/F	30/09/2021	45 Turners Hill, Cheshunt, EN8 8NJ	Cheshunt		8
07/21/0035/F	15/07/2021	8 Mcadam Close, Hoddesdon, EN11 9JD	Hoddesdon		1
07/21/0171/F	01/10/2021	Land R/O, 113 High Road, Broxbourne, EN10 7BS	Broxbourne		1
07/21/0243/PNA1RES	20/04/2021	106 - 108, High Street, Waltham Cross, EN8 7BX	Waltham Cross		4
07/21/0250/F	06/12/2021	Land r/o 21 & 23, Crossfield Road, Hoddesdon, EN11 0HL	Hoddesdon		2
07/21/0286/F	06/08/2021	r/o Perrysfield Road, Halfhide Lane, Cheshunt, EN8 0TE	Cheshunt		1
07/21/0311/PNAGR-RES	11/05/2021	Barn East Of Stanford House, Burnt Farm Burnt Farm Ride, Goffs Oak, EN7 5JA	Goffs Oak		1
07/21/0350/O	30/09/2021	138 High Street, Cheshunt, EN8 0AP	Cheshunt		7
07/21/0463/F	06/08/2021	Land Adjacent to 62 Seaforth Drive, Waltham Cross, EN8 8BT	Waltham Cross	07/01/2022	1
07/21/0476/F	30/09/2021	Custom Build Plot 2, Small Acre Nursery, Crouch Lane, Goffs Oak, EN7 6TH	Goffs Oak		1
07/21/0477/F	30/09/2021	Custom Build Plot 3, Small Acre Nursery, Crouch Lane, Goffs Oak, EN7 6TH	Goffs Oak		1
07/21/0494/F	24/08/2021	The Plough, 39 - 41 Park Lane, Waltham Cross, EN8 8AB	Waltham Cross		2
07/21/0518/F	23/08/2021	Autonic Engineering Co Ltd, Salisbury Road, Hoddesdon, EN11 0HU	Hoddesdon		5
07/21/0546/F	17/01/2022	Bridge Court, High Street, Waltham Cross	Waltham Cross		6
07/21/0559/PNRES	19/07/2021	1st floor, 53 Turners Hill, Cheshunt, EN8 8NR	Cheshunt		3
07/21/0584/F	15/02/2022	Churchfield House, 1 Churchfield Path, Cheshunt, EN8 9EG	Cheshunt		1
07/21/0778/F	05/10/2021	70 Flamstead End Road, Cheshunt, EN8 0HZ	Cheshunt		1
07/21/0792/F	24/08/2021	Land Adjacent to 345 Hammondstreet Road, Cheshunt, EN7 6PW	Cheshunt		1
07/21/0825/F	13/09/2021	Tudor Farm, Church Lane, Wormley, EN10 7QQ	Wormley		2
07/21/1187/F	13/01/2022	Land R/O, 235 Eleanor Way, Waltham Cross, EN8 7SJ	Waltham Cross	24/02/2022	1

07/21/1198/F	24/11/2021	4 and 5, Lowfield Lane, Hoddesdon, EN11 8PD	Hoddesdon		2
07/21/1283/F	15/03/2022	236, Hammondstreet Road, Cheshunt, EN7 6PB	Cheshunt		1
07/21/1308/F	20/12/2021	100, Warwick Drive, Cheshunt, EN8 0BW	Cheshunt		1
07/21/1342/F	19/01/2022	73 Great Cambridge Road, Cheshunt, EN8 9EY	Cheshunt		2
07/21/1349/F	20/12/2021	103, High Street, Hoddesdon, EN11 8TN	Hoddesdon		1
07/21/1487/F	14/02/2022	21 Turners Hill, Cheshunt, EN8 8NJ	Cheshunt		1
07/21/1500/F	15/03/2022	St Laurence Farm, Darnicle Hill, Cheshunt, EN7 5TA	Cheshunt		2
07/22/0061/F	14/03/2022	5, Woodlands Drive, Hoddesdon, EN11 8AZ	Hoddesdon		1
07/22/0161/F	28/03/2022	The Old Barn 424, Goffs Lane, Goffs Oak, EN7 5EN	Goffs Oak		2
07/21/0901/NMA	16/09/2021	Land rear of, 105 Trinity Lane, Waltham Cross, EN8 7EW	Waltham Cross		2
07/21/0910/F	10/11/2021	58, High Street, Hoddesdon, EN11 8ET	Hoddesdon		4
07/21/0921/F	21/12/2021	79, Ware Road, Hoddesdon, EN11 9AD	Hoddesdon	21/12/2021	2
07/21/0952/F	27/01/2022	Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF	Wormley		4
07/21/0955/F	07/10/2021	Land at Colesgrove Farm, 406 Goffs Lane, Waltham Cross, EN7 5EN	Waltham Cross		2
07/21/0979/F	19/01/2022	15 Rye Road, Hoddesdon, EN11 0JD	Hoddesdon		3
07/21/1066/F	03/12/2021	Saxonwold, Newgatestreet Road, Goffs Oak, EN7 5RT	Goffs Oak		1
07/21/1098/F	21/10/2021	R/O, 45-47 Churchfields, Broxbourne, EN10 7JS	Broxbourne		2
07/21/1127/F	09/03/2022	Sheffield House, Rye Road, Hoddesdon, EN11 0JR	Hoddesdon		1
07/21/1134/F	15/03/2022	West Bush House, Hailey Lane, SG13 7NY	Hoddesdon		1
07/20/0315/NMA	01/06/2020	High View Farm, Crouch Lane, Goffs Oak, EN7 6TH	Goffs Oak	15/04/2021	8
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## Appendix E: Completions 2021-2022

PP Ref	Address	Description	Permission Finally Completed Date	Net Completions	Origin
<b>Minor Applications</b>					
07/14/0983/F	2 Longfield Lane, Cheshunt, EN7 6AD	Demolition of existing dwelling and erection of a block of 6 no. two bed terrace houses	31/03/2022	6	Windfall
07/16/1259/F	Bury Farm, Church Lane, Wormley, EN10 7QF	Conversion of existing storage/workshop buildings to create 1 no one bed dwelling and 1 no three bed dwelling with associated parking, landscaping and external alterations (revision to planning permissions 07/13/0719/F and 07/14/0577/NMA).		1	Windfall
07/17/0152/PNRES	1st floor, 53-57 Turners Hill, Cheshunt, EN8 8NT	PRIOR NOTIFICATION OF CHANGE OF USE OF FIRST FLOOR OFFICE B1(A) TO RESIDENTIAL C3 (5 FLATS)	31/03/2022	5	Windfall
07/17/0552/F	66 Crossbrook Street, Cheshunt, EN8 8JQ	Conversion to two self contained flats	02/04/2021	1	Windfall
07/17/0937/F	15 Turners Hill, Cheshunt, EN8 8NJ	Single storey side extension and part first floor rear extension and conversion to 1 no. one bedroom flat and 1 no. two bedroom flat	31/03/2022	2	Windfall
07/17/1248/F	Hoddesdon Lodge Farm, Lord Street, Hoddesdon, EN11 8SL	Conversion of redundant outbuilding to a self-contained accommodation unit (Refer listed building consent 07/17/1249/LB)	05/07/2021	1	Windfall
07/18/0091/F	Agricultural Barn at Bury Green, Bury Green Road/Old Park Ride, Waltham Cross, EN7 5HY	Change of use of agricultural barn to 2 no. residential units	02/04/2021	2	Windfall
07/18/0153/F	Summerhill, Baas Hill, Broxbourne, EN10 7EP	Erection of new chalet bungalow (revised scheme to approved 07/16/0981/F)	07/03/2022	1	Windfall
07/18/0502/PNA1RES	133 High Street, Waltham Cross, EN8 7AP	Prior notification of change of use of ancillary storage space (A1) to residential (C3)	02/04/2021	2	Windfall
07/18/1124/F	Land rear of 9 and 11 Cuffley Hill, Goffs Oak, EN7 5HE	Erection of detached four bed dwelling	02/04/2021	1	Windfall
07/19/0125/F	Land to rear of No 79 Crossbrook Street, Cheshunt, EN8 8LU	Redevelopment of land to the rear to provide new two and a half storey building comprising 2no. 3 bed semi-detached dwellings together with associated works including new vehicle parking provision, hard/soft landscaping, amenity space, secure refuse and cycling storage	02/04/2021	2	Windfall
07/19/0146/F	Hammond Street Post Office, Flat 192, Hammondstreet Road, Cheshunt, EN7 6PA	Part single, part two storey rear extension, conversion from shop (A1) to residential (C3) to create 2no. 3 bed dwellings (Listed Building Reference 07/19/0147/LB)	31/03/2022	1	Windfall
07/19/0231/F	141 Stanstead Road, Hoddesdon, EN11 0QE	Demolition of existing buildings and proposed erection of 6no. one bed and 1no. two bed apartments with associated car parking, cycle parking and bin store (Resubmission 07/18/1078/F)	31/03/2022	7	Windfall
07/19/0280/F	The Homestead, 27 Baas Lane, Broxbourne, EN10 7EL	Demolition of existing house and erection of two detached dwellings (1 no. 5 bed and 1 no. 4 bed) with new vehicular entrance/crossover		1	Windfall
07/19/0366/F	Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF	Conversion of existing agricultural building to 5no. dwellings (1no. 3 bed and 4no. 2 bed)	27/01/2022	5	Windfall
07/19/0418/F	27 Hollyfields, Turnford, EN10 6LR	Detached two storey dwelling comprising 3 Bedrooms (Resubmission 07/18/0954/F)	31/03/2022	1	Windfall
07/19/0562/F	Land at 424 Goffs Lane, Goffs Oak, EN7 5EN	Erection of seven dwellings (1no. 5 bed, 2no. 4 bed and 4no. 3 bed) with associated access and landscaping	03/09/2021	7	Windfall
07/19/0616/F	80 Westfield Road, Hoddesdon, EN11 8RA	First floor side extension to create no.2 bed self contained dwelling	31/03/2022	1	Windfall
07/19/0715/F	283 Hammondstreet Road, Cheshunt, EN7 6PP	Demolition of the existing garage and erection of no.1 bed dwelling	31/03/2022	1	Windfall
07/19/0823/F	2 Hammondstreet Road, Cheshunt, EN7 6NT	Demolition of building and erection of replacement dwelling	31/03/2022	1	Windfall
07/19/0944/PNRES	1st floor, 137A High Street, Waltham Cross, EN8 7AP	Prior notification of change of use from offices B1(a) to residential dwelling (C3)	02/04/2021	1	Windfall
07/19/0962/PNA1RES	44 Flamstead End Road, Cheshunt, EN8 0HT	Prior notification of change of use of rear store room from retail (A1) to Residential (C3)	05/10/2021	1	Windfall

07/19/1025/F	Brethrens Meeting Room, Salisbury Road, Hoddesdon, EN11 0HU	Demolition of existing building and erection of 7No. 3 bed 3 storey terraced houses with associated parking and private gardens	31/03/2022	7	Windfall
07/19/1099/F	82 Windmill Lane, Cheshunt, EN8 9AB	Demolition of front garage and erection of part single/two storey rear extension, two storey side extension to create one additional self contained house (1x3 bedroom, 1x2 bedroom) and internal alterations	31/03/2022	1	Windfall
07/20/0201/F	261 High Street, Waltham Cross, EN8 7BE	Change of use of ground floor from shop A1 to restaurant A3. Erection of 2 no. front dormer windows, part single part first and second storey rear extension to facilitate the subdivision of the building into 2 no. one bedroom flats	31/03/2022	2	Windfall
07/20/0236/F	Land to Rear of 36 College Road, Cheshunt, EN8 9NS	Demolition of existing garages and the construction of 2 No. 3 Bed semi-detached dwellings along with associated car parking, private gardens, bin storage and landscaping	31/03/2022	2	Windfall
07/20/0249/F	First Floor, 39 Chaucer Way, Hoddesdon, EN11 9QP	Change of use and alterations to Class D2 space (first floor) to form 4 No Apartments		2	Windfall
07/20/0256/F	Land to rear of 37 Colston Crescent, Goffs Oak, EN7 5RS	Sub-division of the plot and erection of three bed detached dwelling following the demolition of the existing structures on the plot and the creation of a new vehicular access	31/03/2022	1	Windfall
07/20/0271/F	17 Rye Road, Hoddesdon, EN11 0JD	Change of use involving conversion and extension of shop and storage over three floors to 1No. one-bed and 2No. two-bed residential units over four floors (Re-submission 07/20/0013/F)	14/03/2022	3	Windfall
07/20/0291/F	1 North Road, Hoddesdon, EN11 8JE	Extensions to existing building and change of use to create 4no.1 bed flats with parking (resubmission of planning permission 07/19/0351/F)	02/03/2022	4	Windfall
07/20/0347/LDP	1st floor, Hoddesdon Post Office, 72 High Street, Hoddesdon, EN11 8ET	Certificate of lawfulness for change of use of first floor of commercial building (post office) into 2 x 1-bed flats.	31/03/2022	2	Windfall
07/20/0419/NMA	Woodside Units, Unit A, Brewery Road, Hoddesdon, EN11 8HF	Amendment to planning permission 07/17/1044/F. Flat no. 17 (marked as 03-06-1Bed on original approved plans) amended from a 1 bed 2 person unit to a 2 bed 3 person	28/08/2021	1	Windfall
07/20/0478/F	Land to side of, 25 Greenwood Avenue, Cheshunt, EN7 5BX	Proposed 1No. 2 bedroom residential house (resubmission of planning permission 07/20/0231/F)	31/03/2022	1	Windfall
07/20/0522/RM	Faints Close, Cheshunt, EN7 5RG	Reserved matters pursuant to outline planning permission 07/19/0492/O for erection of 5 detached dwellings, with access road, car & cycle parking	11/11/2021	5	Windfall
07/20/0874/F	Land adj, 183 Perrysfield Road, Cheshunt, EN8 0TL	Erection of a two storey, 3 bedroom dwelling house and provision of additional off street parking	31/03/2022	1	Windfall
07/20/1014/F	404 Goffs Lane, Goffs Oak, EN7 5EN	Erection of no.1 dwelling house (resubmission of 07/17/0657)	31/03/2022	1	Windfall
07/21/0398/F	2, Whitley Road, Hoddesdon, EN11 0PU	Change of use from B1(c) to 1No. residential unit	18/02/2022	1	Windfall
<b>Major Applications</b>					
07/18/1146/F	Oaklands, Essex Road, Hoddesdon, EN11 0BX	Demolition of 12 no. garages and construction of 2 no. two bed dwellings, 18 no. three bed dwellings, 6 no. one bed flats and 34 no. two bed flats (total 60 dwellings) with associated access road, car parking, external works and landscaping	31/03/2022	60	Windfall
07/19/0179/F	Beech Walk, Hoddesdon, EN11 8NS	Demolition of existing buildings and construction of 5no. 2/3 storey blocks comprising 39 residential flats (12no. 1 bed and 27no. 2 bed) with associated parking and amenity space	19/08/2021	39	Windfall
07/19/0368/RM	Broxbourne School, High Road, Broxbourne, EN10 7DD	RESERVED MATTERS PURSUANT TO FULL PLANNING PERMISSION 07/16/0512/F FOR THE ERECTION OF 153 DWELLINGS WITH ASSOCIATED IMPROVEMENTS; PUBLIC OPEN SPACE; CAR PARKING AND LANDSCAPING		41	Allocation
07/18/0363/F	104 Cuffley Hill, Goffs Oak, EN7 5EY	Proposed re-development to provide 23 new houses		19	Allocation
07/18/0985/F	305 Ware Road, Hoddesdon, SG13 7PG	Demolition of existing building and erection of 10 no. semi detached 3 and 4 bedroom houses and 4 no. terraced 2/3 bedroom houses.	04/05/2021	13	Windfall
07/19/0960/F	Woodside Units, Unit A, Brewery Road, Hoddesdon, EN11 8HF	Variation to condition 2 of planning permission 07/17/1044/F to include use Class D1 on the ground floor level	28/08/2021	21	Windfall
07/19/1092/F	The Green Dragon, 62 Churchgate, Cheshunt, EN8 9NF	Conversion of vacant public house (Class A4) into 4 no. residential units including demolition of modern rear extension, toilet block and attached outbuilding, and erection of 7 no. townhouses to the rear of the site, together with associated parking	31/03/2022	11	Windfall



		and landscaping (resubmission 07/18/1191/F & 07/18/1192/LB) (Refer to planning application 07/19/1092/F) (Refer to planning application 07/19/1093/LB)			
<b>07/20/0046/RM</b>	High Leigh Garden Village (Phase 2), Hoddesdon	Reserved matters pursuant to Condition 4 of outline planning permission 07/13/0899/O in relation to the first residential phase to provide 100 new homes; and discharge of conditions 16, 27, 33, 36, 43, 44 and 47 and part discharge of condition 23.		36	Allocation
<b>07/20/0157/RM</b>	Tudor Nurseries, Burton Lane, Goffs Oak, EN7 6SH	Reserved matters application for approval of appearance, access routes within the site, layout, scale and landscaping for 360 dwellings (Use Class C3) and 361 sqm retail floorspace (Use Class A1) pursuant to outline approval 07/17/0864/O		10	Allocation
<b>TOTAL MINOR</b>				<b>85</b>	
<b>TOTAL MAJOR</b>				<b>250</b>	
<b>TOTAL LOCAL PLAN SITES</b>				<b>106</b>	
<b>TOTAL WINDFALL</b>				<b>229</b>	
<b>GRAND TOTAL</b>				<b>335</b>	