Appendix E

Housing Trajectory

- 1. The housing target of around 15,950 dwellings equates to an average per annum target of 798 dwellings over the revised 20 year plan period (from 2016/17 to 2035/36).
- 2. Expected delivery across the plan period is set out in figure 1, on the following page. This shows a lower level of completions forecast for the start of the plan period and pre-plan period (adoption has been assumed to be 2020/21), whilst towards the middle of the plan period delivery is expected to be much higher, and well above target. This is partly due to infrastructure, availability and other constraints identified for a number of sites which are likely to affect lead-in times and delivery in the earlier years of the plan period. This is particularly apparent for some of the large Strategic Sites which are likely to take a number of years to develop alongside associated infrastructure. Expected delivery rates for proposed allocations at the site level are presented in figure 2.
- 3. If the 798 per year target was used across the whole plan period, at the point of adoption housing land supply would be below five years (4.5 years) and the housing delivery test result would be 61% (meaning that presumption in favour of sustainable development would apply).
- 4. A stepped target is therefore considered appropriate, with lower delivery for the preplan period and the first three years from adoption (allowing lead-in times for larger sites which account for a significant proportion of the housing supply), followed by an increased target for the remaining 13 years of the plan period (when the larger Strategic Sites are expected to start delivering).
- 5. A stepped target is consistent with National Planning Practice Guidance¹ which states: "A stepped housing requirement may be appropriate where... strategic sites will have a phased delivery or are likely to be delivered later in the plan period"
- 6. The proposed stepped target is 498 dwellings per year between 2016/17 2022/23 (3,486 over 7 years) and 959 per year between 2023/24 2035/36 (12,467 over 13 years). The target for the 20 years would total 15,953 dwellings meaning that, in line with policy guidance, the planned housing requirement would be fully met within the plan period. There would still be under delivery in the earlier years, however this would be to a lesser extent. The housing land supply at adoption in 2020/21 would be 6.1 years (incorporating a 20% buffer and, following the Sedgefield method, the shortfall since 2016/17) and the housing delivery test result would be 98%.

¹ Planning Policy Guidance – Housing Supply and Delivery: Paragraph 021, Reference ID: 68-021-20190722

		Pre-Ad	loption		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Supply Source	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Plan Period Total
Completions to date	671	315	462																		1,448
Commitments (Sites with planning permission)				482	517	200	28	20	4			-7	24								1,268
Suitable HELAA sites below allocation threshold							2	4	5									8			19
Proposed Allocations ²					4	294	565	1526	1708	1637	1317	989	893	692	592	492	400	365	266	175	11,915
Windfall								133	82	51	51	51	51	51	139	139	139	139	139	139	1,304
Overall total by year	671	315	462	482	521	494	595	1,683	1,799	1,688	1,368	1,033	896	743	731	631	539	512	405	314	15,954
Housing target by year	498	498	498	498	498	498	498	959	959	959	959	959	959	959	959	959	959	959	959	959	15,953
Performance against target (within individual year)	173	-183	-36	-16	23	-4	97	724	840	729	409	74	9	-216	-228	-328	-420	-447	-554	-645	
Cumulative housing target	498	966	1,494	1,992	2,490	2,988	3,486	4,445	5,404	6,363	7,322	8,281	9,240	10,199	11,158	12,117	13,076	14,035	14,994	15,953	
Performance against cumulative target	173	-10	-46	-62	-39	-43	54	778	1618	2347	2756	2830	2839	2623	2395	2067	1647	1200	646	1	

Figure 1: Housing Trajectory and Estimated performance against the Housing Target

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² See Figure 2 for a break-down of estimated delivery by site

Figure 2 Housing Trajectory – Estimated Housing Delivery from Proposed Site Allocations

					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Dlan
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Plan Period Total
HS22 (BrP4) Land west of Brookmans Park Railway Station								50	50	50	50	50	50								300
HS21 (BrP13) West of Golf Club Road, Brookmans Park									14												14
HS23 (BrP14) East of Golf Club Road, Brookmans Park								10													10
(BrP1) Upper Bell Lane, Brookmans Park									52	52											104
(BrP12a) Land North of Peplins Way, Brookmans Park								62	63												125
(BrP34) Transmitting Station, Brookmans Park													50	100	100	50					300
HS28 (Cuf6) Land south of Northaw Road East, Cuffley							5	30	46	40											121
HS30 (Cuf7) Wells Farm, Northaw Road East, Cuffley								35	40												75
HS29 (Cuf12) Land north of Northaw Road East, Cuffley								35	38												73
HS27 (Cuf1) Land at The Meadway, Cuffley									30												30
HS31 (No10) Land west of St Martins Church, Cuffley														5							5
HS26 (No02) 36 The Ridgeway & land to the rear, Cuffley					-1	6															5
(Cuf15) Land South East of KGV playing fields, Cuffley									46	70	60										176
SDS5 (Hat1) North West Hatfield								50	75	150	150	150	150	150	150	150	150	150	150	125	1750
HS11 (Hat11) Land at Southway, Hatfield									40	40	40										120
MUS3 (HW100) High view, Hatfield						2	40	47	57												146
MUS2 (HC100b) 1-9 Town Centre, Hatfield									35	36											71
HS14 (HE23) L Kahn Factory Site, Wellfield Road, Hatfield															31	31					62
HS13 (HS91) Land south of Filbert Close, Hatfield										18	19										37
HS10 (HS31) Garages at Hollyfield, Hatfield						10	3														13
(HC11) Meridian House, The Common, Hatfield									11												11
HS9 (HE80) Land at Onslow St Audrey's School, Hatfield					-1	43	44														86
(HE17) Link Drive, Hatfield							40	40													80
(HC08) Lemsford Road, Hatfield											16	16									32
(HSW92) Minster Close, Hatfield								25	24												49
(HSW94) College Lane, Hatfield									55	60											115

					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Dlan
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Plan Period Total
HS25 (BrP7) Land south of Hawkshead Road, Little Heath								34	33	33											100
HS24 (LHe1) Land north of Hawkshead Road, Little Heath								17	18												35
(LHe4/5) Part of Studlands/Videne, Little Heath								18	18												36
HS17 (OMH5) Land rear of 2a-12 Great North Road, OMH									10	10											20
HS32 (GTLAA04) SG - Four Oaks, Great North Road, OMH					6																6
HS16 (OMH8) 2 Great North Road, O&MH								5													5
SDS7 (WeG4b) Marshmoor, Welham Green										40	40										80
HS35 (GTLAA01) Foxes Lane, Welham Green									12												12
(WeG1) 51 Welham Manor, Welham Green							16														16
(WeG3a) Land South of Welham Manor, Welham Green								34	34												68
(WeG6) Skimpans Farm, Welham Green								36	37												73
(WeG10) Dixons Hill Road, Welham Green								60	60												120
(WeG15) Potterells Farm, Welham Green								70	70												140
(WeG12) Pooleys Lane, Welham Green									41	42											83
HS19 (Wel4) Sandyhurst, The Bypass, Welwyn								30													30
HS18 (Wel11) The Vineyards, Welwyn									30												30
HS20 (Wel3) School Lane, Welwyn									9												9
(Wel1) Land at Kimpton Road, Welwyn											59	59	60								178
(Wel2) Land adjoining Welwyn cemetery, Welwyn										20	20										40
(Wel15) Fulling Mill Lane, Welwyn													14								14
(Wel6) Land at Kimpton Road, Welwyn													14								14
SDS3 (Pea02b) Broadwater Road West SPD Site, WGC						208	130	332	126	355	126	126									1403
SDS2 (WGC5) South east of Welwyn Garden City								50	75	150	150	150	150	150	150	100	100	75			1300
SDS1 (WGC4) North east of Welwyn Garden City								50	100	125	125	125	125								650
HS2 (WGC1) Creswick, WGC								60	80	80	80										300
HS6 (Han91) Land at Gosling Sports Park, WGC											62	63	63	62							250
SDS4 (Pea02c) Broadwater Road West SPD Site, WGC											57	57	57								171
HS4 (Hal03) Ratcliff Tail Lift Site, Bessemer Road, WGC						4	61	45													110
MUS1 (Han40) Welwyn Garden City Town Centre North										33	34	33									100

					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Dlan
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Plan Period Total
HS3 (Pea08) 80 Bridge Road East, WGC										16	16										32
HS1 (Pan01b) Land at Bericot Way (North), WGC						21															21
HS8 (Pea24) St Michaels House, Holwell Road, WGC															11	11					22
HS5 (Hol19) Hyde Valley House, Hyde Valley, WGC							17														17
(WGC4a) North east of WGC - Extra Capacity														75							75
(Han40a) Town Centre North- Campus, WGC									50	100	100										250
(Pea106) 73-83 Bridge Road East, WGC							35	100	100												235
(Pea103) 29 Broadwater Road, WGC							72	56													128
(Pea102) Bio Park, Broadwater Road, WGC											59	60	60								179
(Pea104) YMCA, 90 Peartree Lane, WGC							15														15
(Pea105) 61 Bridge Road, WGC							21														21
(Hol23) Neighbourhood Centre, Hollybush Lane, WGC																			16		16
(Pea97) Former Norton Building, WGC							61	61													122
HS15 (WGr1) Land east of London Road, Woolmer Green								50	60	40											150
(WGr3) Land Adj to 52 London Road, Woolmer Green									12	13											25
(WE100) 51-53 London Road, Woolmer Green								34													34
SDS6 (Hat15) Symondshyde New Village											46	100	100	150	150	150	150	140	100	50	1136
HS33 (GTLAA08) Barbraville, Hertford Road, Mill Green										4											4
(StL1) Land North of New Road, Stanborough									45	45											90
(StL17) Land adj. Great North Road, Stanborough							5														5
(StL15) Land East of the Great North Road , Stanborough											8										8
(StL13) Land at Roebuck Farm, Lemsford									12	15											27
TOTAL PROPOSED ALLOCATIONS					4	294	265	1,526	1,708	1,637	1,317	686	893	692	592	492	400	365	592	175	11,915