

Five Year Housing Land Supply Position Update - May 2018

The five year land supply presented here is an update of Indicator HO6, published in the 2016/17 Annual Monitoring Report. It includes completions up to and including 31/03/2018 and sites which have permission *as of 30/05/18*.

The housing target in the 2016 submitted draft Local Plan is stepped, with a lower target of 498 dwellings per annum until 2021/22, then increasing to 752 dwellings per annum from 2022/23 until the end of the plan period. This recognises constraints around infrastructure, land ownership and deliverability which may prevent allocated development sites coming forward until later in the plan period.

This calculation of the five-year land supply follows the more rigorous '**Sedgefield**' method - where the shortfall is incorporated and made up within a five year period.

The above methodology is our published method for calculating the five year land supply. However, we also present here two alternative approaches which use the average housing target of 632 dpa, based on the 2016 submitted draft local plan housing requirement of 12,000 dwellings. The impact of making up the shortfall over a longer period is explored through two approaches; scenario A, which follows the 'Liverpool' method, where shortfall is made up across the whole plan period, and scenario B which follows that of East Hertfordshire, as recently agreed by their inspector in post hearing note (ED167), which makes up the shortfall over ten years.

The housing trajectory summary table (an update of Appendix 2 from the 2016/17 AMR) shows all sites contributing to the five year land supply which have planning permission or have been allocated. It does not include sites which have been completed, or sites which are expected to commence outside the five year period. However, it does include the number of dwellings which are to be built beyond 2023/24 for sites where some dwellings are expected within the five year period.

Published Method: Housing Land Supply Calculation – May 2018

Figures frozen as of 31/05/2018

A	Housing target 2019/20-2023/24 (3 x 498dpa + 2 x 752 dpa) ¹	2,998
B	Completions within plan period to date (2013/14 to 2017/18)	1,804
C	Projected completions for current year (2018/19) ²	567
D	Target completions to current year (6 years at 498dpa, from 2013/14 to 2018/19)	2,988
E	Shortfall to end of current year (D - B - C)	617
F	NPPF 5% buffer adjustment (A x 0.05) ³	150
G	Housing requirement for 5-year period (A + E + F) ⁴	3,765
H	Projected supply of sites in 5-year period (2019/20 to 2023/24) ⁵	4,306
I	Allowance for planning applications awaiting determination ⁶	565
J	Windfall assumption for 2021/22 and 2022/23 (70 x 2) ⁷	140
K	Non-implementation rate (1,153 x 0.025) ⁸	-29
L	Actual projected five year supply (H + I + J + K)	4,982
	Number of years supply (L divided by G, multiplied by 5 years)	6.62

¹ The submitted draft local plan target is split and is lower in the earlier part of the plan period than the latter - 498 dwellings per annum until 2021/22 and then 752 dwellings per annum from 2022/23 until the end of the plan period.

² See the housing trajectory summary table for further detail.

³ The NPPF requires either a 5% or 20% buffer to be added depending on whether an area has seen 'significant under delivery of housing over the previous three years'. On average over the last three years delivery has been below the Draft Local Plan target, as a result it could be argued that a 20% buffer should apply.

⁴ Incorporating the shortfall from Row E in this way follows the more stringent 'Sedgefield' method, where past undersupply is met within the 5-year period rather than being spread across the whole plan period.

⁵ See the housing trajectory summary table for further detail.

⁶ Based on applications for sites expected to deliver dwellings within the five year period at the point the trajectory was frozen – some of these have subsequently been approved or are awaiting the signing of a S106 agreement.

⁷ The rate calculated in the 2016 Housing and Employment Land Availability Assessment – no windfall is expected in years 1-3 as the sites to be delivered in those years are likely to already be known about.

⁸ The historic proportion of dwellings granted permission but never built is 2.5%.

Alternative Scenarios:

Scenario A

Uses the average housing target of 632 dwellings per annum based on the 2016 submitted draft local plan housing requirement of 12,000 dwellings, with the shortfall made up across the whole plan period of 15 years (following the 'Liverpool' method).

A	Housing target 2019/20-2023/24 (5 x 632 dpa)	3,160
B	Completions within plan period to date (2013/14 to 2017/18)	1,804
C	Projected completions for current year (2018/19)	567
D	Target completions to current year (6 years at 632 dpa)	3,792
E	Shortfall to end of current year (made up across plan period)	568
F	NPPF 5% buffer adjustment (A x 0.05)	158
G	Housing requirement for 5-year period (A + E + F)	3,886
H	Projected supply of sites in 5-year period (2019/20 to 2023/24)	4,306
I	Allowance for planning applications awaiting determination	565
J	Windfall assumption for 2021/22 and 2022/23 (70 x 2)	140
K	Non-implementation rate (1,153 x 0.025)	-29
L	Actual projected five year supply (H + I + J + K)	4,982
Number of years supply (L divided by G, multiplied by 5 years)		6.41

Scenario B

Uses the average housing target of 632 dwellings per annum based on the 2016 submitted draft local plan housing requirement of 12,000 dwellings, with the shortfall made up over a ten year period.

A	Housing target 2019/20-2023/24 (5 x 632 dpa)	3,160
B	Completions within plan period to date (2013/14 to 2017/18)	1,804
C	Projected completions for current year (2018/19)	567
D	Target completions to current year (6 years at 632 dpa)	3,792
E	Shortfall to end of current year (made up across 10 years)	853
F	NPPF 5% buffer adjustment (A x 0.05)	158
G	Housing requirement for 5-year period (A + E + F)	4,171
H	Projected supply of sites in 5-year period (2019/20 to 2023/24)	4,306
I	Allowance for planning applications awaiting determination	565
J	Windfall assumption for 2021/22 and 2022/23 (70 x 2)	140
K	Non-implementation rate (1,153 x 0.025)	-29
L	Actual projected five year supply (H + I + J + K)	4,982
Number of years supply (L divided by G, multiplied by 5 years)		5.97

If the opinion is taken that a 20% buffer should be applied, the impact on the three methodologies is presented below:

Published Method: Housing Land Supply Calculation – May 2018

Figures frozen as at 31/05/2018

A	Housing target 2019/20-2023/24 (3 x 498dpa + 2 x 752 dpa)	2,998
B	Completions within plan period to date (2013/14 to 2017/18)	1,804
C	Projected completions for current year (2018/19)	567
D	Target completions to current year (6 years at 498dpa)	2,988
E	Shortfall to end of current year (D - B - C)	617
F	NPPF 20% buffer adjustment (A x 0.20)	600
G	Housing requirement for 5-year period (A + E + F)	4,215
H	Projected supply of sites in 5-year period (2019/20 to 2023/24)	4,306
I	Allowance for planning applications awaiting determination	565
J	Windfall assumption for 2021/22 and 2022/23 (70 x 2)	140
K	Non-implementation rate (1,153 x 0.025)	-29
L	Actual projected five year supply (H + I + J + K)	4,982
Number of years supply (L divided by G, multiplied by 5 years)		5.91

Scenario A

Uses the average housing target of 632 dwellings per annum based on the 2016 submitted draft local plan housing requirement of 12,000 dwellings, with the shortfall made up across the whole plan period of 15 years (following the 'Liverpool' method).

A	Housing target 2019/20-2023/24 (5 x 632 dpa)	3,160
B	Completions within plan period to date (2013/14 to 2017/18)	1,804
C	Projected completions for current year (2018/19)	567
D	Target completions to current year (6 years at 632 dpa)	3,792
E	Shortfall to end of current year (made up across plan period)	568
F	NPPF 20% buffer adjustment (A x 0.20)	632
G	Housing requirement for 5-year period (A + E + F)	4,360
H	Projected supply of sites in 5-year period (2019/20 to 2023/24)	4,306
I	Allowance for planning applications awaiting determination	565
J	Windfall assumption for 2021/22 and 2022/23 (70 x 2)	140
K	Non-implementation rate (1,153 x 0.025)	-29
L	Actual projected five year supply (H + I + J + K)	4,982
Number of years supply (L divided by G, multiplied by 5 years)		5.71

Scenario B

Uses the average housing target of 632 dwellings per annum based on the 2016 submitted draft local plan housing requirement of 12,000 dwellings, with the shortfall made up over a ten year period.

A	Housing target 2019/20-2023/24 (5 x 632 dpa)	3,160
B	Completions within plan period to date (2013/14 to 2017/18)	1,804
C	Projected completions for current year (2018/19)	567
D	Target completions to current year (6 years at 632 dpa)	3,792
E	Shortfall to end of current year (made up across 10 years)	853
F	NPPF 20% buffer adjustment (A x 0.20)	632
G	Housing requirement for 5-year period (A + E + F)	4,645
H	Projected supply of sites in 5-year period (2019/20 to 2023/24)	4,306
I	Allowance for planning applications awaiting determination	565
J	Windfall assumption for 2021/22 and 2022/23 (70 x 2)	140
K	Non-implementation rate (1,153 x 0.025)	-29
L	Actual projected five year supply (H + I + J + K)	4,982
Number of years supply (L divided by G, multiplied by 5 years)		5.36

Housing Trajectory Summary Table to 2023/24

This table includes all sites contributing to the five year housing land supply set out above. It does not include dwellings which have been completed, or sites where *all* dwellings are expected to be completed beyond the 2023/24. However, it does show the number of dwellings expected to be built beyond 2023/24 for sites where some dwellings are expected within the five year period.

Local Plan Reference	Site Name	Planning Application Reference	Site Status	This year 2018/19	Five year land supply						Beyond 2023/24	
					2019/20	2020/21	2021/22	2022/23	2023/24	Total		
HS22	Land west of Brookmans Park Railway Station	N/A	LP				50	50	50	150	100	
HS21	Land west of Golf Club Road	N/A	LP			14				14		
-	Land north of Green Close	6/2016/0192/MAJ	UC	12								
HS23	Land east of Golf Club Road	N/A	LP				10			10		
-	11 Brookmans Avenue	6/2016/1778/FULL	PG	5								
-	5 x small sites (less than 5 dwellings) under construction	various	UC	7								
-	10 x small sites (less than 5 dwellings) permission granted	various	PG	-1	-1	9				8		
Total for Brookmans Park				23	-1	23	60	50	50	182	100	
HS28	Land south of Northaw Road East (Green Belt)	S6/2015/1342/PP	LP		5	30	40	33		108		
HS29	Land north of Northaw Road East (Green Belt)	N/A	LP					35	38	73		
-	Everest House, Sopers Road	S6/2015/1119/OR	PG	5	40					40		
HS27	Land at The Meadway (Green Belt)	N/A	LP			15	15			30		
-	Cuffley Motor Company, Station Road	6/2016/0887/MAJ	PG		12					12		
HS26	36 The Ridgeway and land to the rear	N/A	LP		-1	9				8		
-	Land adjacent to 17 Station Road	6/2016/1857/FULL	UC	5								
-	1 x small sites (less than 5 dwellings) under construction	various	UC	2								
-	10 x small sites (less than 5 dwellings) permission granted	various	PG	-1	4	6				10		
Total for Cuffley				11	60	60	55	68	38	281	-	
-	54 New Road	6/2017/1254/FULL	PG		-1	5				4		
-	4 x small sites (less than 5 dwellings) under construction	various	UC	4								
Total for Digswell				4	-1	5				4	-	
SDS5	North West Hatfield	N/A	LP			60	100	100	130	390	1,260	
HS11	Land at Southway	N/A	LP				40	40	40	120		
MUS3	Highview (Hilltop) SPD Site	N/A	LP		-6	31	31	31		87		
MUS2	1-9 Town Centre	N/A	LP			33	33			66		
-	Comet Hotel, St Albans Road West	6/2016/1739/MAJ	PG	31	31					31		
HS9	Land at Onslow St Audrey's School, Howe Dell	6/2017/1641/MAJ	LP	-1	31	31				62		
-	Garages off Garden Avenue	S6/2014/2179/MA	UC	22								
-	Colonial House, 87 Great North Road	S6/2014/1541/MA	UC	20								
-	GE Site, Great North Road (South)	6/2015/1774/MAJ	UC	18								
-	36 Salisbury Square (1st and 2nd floor conversion)	6/2017/1176/PN11	PG		16					16		
-	41-43 Roe Green Lane	6/2016/0345/MAJ	UC	16								
HS10	Garages at Hollyfield	N/A	LP		14					14		
-	Garages off Hillcrest	S6/2015/1035/FP	UC	8								
-	Garages off Little Mead	6/2017/0546/FULL	PG	-2	7					7		
-	Northdown Road Bedsits	6/2016/1091/DC3	UC	-8	16					16		
-	12 Harpsfield Broadway	6/2018/0233/PN11	PG			4				4		
-	4x small sites (less than 5 dwellings) under construction	various	UC	4								
-	15x small sites (less than 5 dwellings) permission granted	various	PG	3	14	3				17		
Total Hatfield				111	123	162	204	171	170	830	1,260	
HS25	Land south of Hawkshead Road	N/A	LP				34	33	33	100		
HS24	Land north of Hawkshead Road	N/A	LP			17	18			35		
-	1 x small site (less than 5 dwellings) under construction	N/A	UC	2								
Total Little Heath				2	0	17	52	33	33	135	-	
-	Land adjacent to 82 Great North Road	6/2017/0547/FULL	UC	10								
HS32	Four Oaks, Great North Road	N/A	LP			6				6		
HS16	2 Great North Road	N/A	LP				5			5		
-	6x small sites (less than 5 dwellings) under construction	various	UC	9	1					1		
-	6x small sites (less than 5 dwellings) permission granted	various	PG	-4	11					11		
Total Oaklands and Mardley Heath				15	12	6	5			23	-	
SDS7	Marshmoor	N/A	LP						40	40	40	
HS35	Foxes Lane, Dixons Hill Road	N/A	LP		12					12		
-	2x small sites (less than 5 dwellings) permission granted	various	PG	-2	3					3		
Total Welham Green				-2	15					40	55	40

Local Plan Reference	Site Name	Planning Application Reference	Site Status	This year 2018/19	Five year land supply						Beyond 2023/24
					2019/20	2020/21	2021/22	2022/23	2023/24	Total	
-	The Frythe (Phase 1 - East)	N6/2013/1994/DE	UC	2							
-	The Frythe (Phase 3 - Main House Conversion)	N6/2013/2727/DE	UC	12							
-	The Frythe (Phase 4 - West)	N6/2014/0208/DE	UC	27							
HS19	Sandyhurst, The Bypass	N/A	LP		15	15				30	
HS18	The Vineyards	N/A	LP		15	15				30	
HS20	School Lane	N/A	LP		7					7	
-	29 Mill Lane	N6/2015/0553/OR	UC	4							
-	8-10 Wendover Drive	6/2016/2699/FULL	UC	5							
	3x small sites (less than 5 dwellings) under construction	various	UC	4							
	1x small site (less than 5 dwellings) permission granted	various	PG	1							
Total Welwyn				55	15	37	15			67	
SDS2	South east of Welwyn Garden City	N/A	LP		100	100	100	100	100	400	800
SDS1	North east of Welwyn Garden City	N/A	LP		50	100	100	100	100	350	300
SDS3	Broadwater Road West SPD Site	N6/2015/0294/PP	UC		110	257	237	246		850	
HS2	Creswick	N/A	LP		50	80	80	80		290	116
-	Former QEII Hospital, Howlands (East)	6/2015/1901/RM	UC	68	56					56	
-	Xerox Campus, Bessemer Road (New build - West, Blocks X2 and X3)	6/2016/1975/RM	PG		70	55				125	
-	Xerox Campus, Bessemer Road (New build - East, Blocks X1 and X4)	6/2016/1176/RM	UC	50	60					60	
HS4	Ratcliff Tail Lift Site, Bessemer Road	N/A	LP			55	55			110	
-	Xerox Campus, Bessemer Road (Bus/Entp/Dev Centre - Prior approval)	N6/2015/1049/OR	UC	70							
-	Inspira House, Martinfield	6/2017/1519/PN11	PG		54					54	
-	Xerox Campus, Bessemer Road (Entp/Dev Centre - Additional units)	6/2015/2213/MAJ	UC	22	22					22	
-	Xerox Campus, Bessemer Road (Technical Centre X6)	6/2017/1568/MAJ	PG		38					38	
-	Mercury House, 1 Broadwater Road	6/2016/2624/FULL	UC	43							
-	51 Bridge Road East	6/2017/2104/MAJ	PG		54					54	
HS3	80 Bridge Road East	N/A	LP						16	16	16
-	Xerox Campus, Bessemer Road (New build - Central, Block X5)	6/2016/2690/MAJ	UC	30							
HS1	Land at Bericot Way (North)	6/2017/2202/OUTLINE	LP		14	7				21	
-	37 Broadwater Road	6/2016/2497/MAJ	PG		24					24	
-	Highways House, 41-45 Broadwater Road (North)	N6/2015/0034/MA	UC	23							
HS5	Hyde Valley House, Hyde Valley	N/A	LP		-1	18				17	
-	Accord House, 28 Bridge Road East	6/2017/0525/PN11	PG		17					17	
-	Fountain House, Howardsgate (First and second floor conversion)	6/2017/1686/PN11	PG		14					14	
-	Fountain House, Howardsgate (Roof Extension, Third floor)	6/2017/0400/FULL	PG		8					8	
-	Stonehills House, Stonehills (Additional units)	6/2016/0818/MAJ	UC	12							
-	Walnut House, 1 Walnut Grove	6/2017/1149/FULL	PG		4					4	
-	Garages off Great Gannett	N6/2015/1131/FP	UC	5							
Sh91	15 Digswell Park Road	N/A	HL		-1	5				4	
Hol20	Land north of The Beehive PH, Beehive Lane	N/A	HL			5				5	
-	4x small sites (less than 5 dwellings) under construction	various	UC	6	1					1	
-	12x small sites (less than 5 dwellings) permission granted	various	PG	5	13					13	
Total Welwyn Garden City				334	272	495	672	572	542	2553	1,232
HS15	Land east of London Road	N/A	LP				50	50	50	150	
Total Woolmer Green							50	50	50	150	
-	2 New Road (North), Stanborough	6/2015/1983/FULL	PG		4					4	
-	Land at The Firs Park, Woodside Lane, Brookmans Park	6/2016/1466/LAWP	PG	8							
-	Firs Stables, Woodside Lane	S6/2014/1403/OP	PG	5							
-	Swan Lodge, Bell Lane, Brookmans Park	6/2016/0168/FULL	PG	-1	8					8	
-	Ponsbourne Riding Centre, Newgate Street	6/2016/2706/MAJ	PG		6					6	
HS33	Barbraville, Hertford Road, Mill Green	N/A	LP				4			4	
-	2x small sites (less than 5 dwellings) under construction	various	UC	2							
-	12x small sites (less than 5 dwellings) permission granted	various	PG		-3	7				4	
Total Rural Areas				14	15	7		4		26	
TOTAL				567	510	812	1,113	948	923	4,306	

Site Status:

UC	Site with planning permission, under construction
PG	Site with planning permission, not yet under construction
LP	Site proposed for allocation in the Draft Local Plan undergoing examination
HL	Site found suitable in the 2016 HELAA, but too small to allocate in the Local Plan