

Supplementary note to the minutes

HOUSING DELIVERY TEST ACTION PLAN (2024)

During the discussion on the item a member asked how the Welwyn Hatfield Housing Delivery Test Result compares to other Hertfordshire authorities. Details of the results for all Hertfordshire Authorities are set out in Table 1 below, Table 2 provides details of the results nationally.

Table 1: Hertfordshire Authorities 2022 Housing Delivery Test Results

| | 2022 HDT Result |
|------------------------|-----------------|
| East Hertfordshire | 125% |
| North Hertfordshire | 118% |
| Dacorum | 77% |
| Watford | 73% |
| Hertsmere | 69% |
| Welwyn Hatfield | 65% |
| Broxbourne | 57% |
| Stevenage | 57% |
| St Albans | 55% |
| Three Rivers | 46% |

Table 2: Proportion of authorities by Housing Delivery Test Result consequence

| HDT Result | Consequence | Number of authorities | Proportion (%) |
|---------------|--|-----------------------|----------------|
| 95% and above | None | 213 | 68% |
| 85%-94% | Action plan | 21 | 7% |
| 75%-84% | 20% Buffer added to five-year housing supply | 19 | 6% |
| Less than 75% | Presumption | 61 | 19% |
| Total | | 314 | 100% |

Clarification was also sought in relation to paragraph 6.1:

Where sites are not owned by the Council, once planning permission has been granted there is a limited amount that the Council can do to speed up delivery. Looking at housing sites which completed in the Borough between 2017 and 2023, 69% of these sites completed within 2 years of planning permission being granted, while 89% completed within 3 years. For those that took longer, most were actually minor applications. Although there were also some major permissions which formed part of larger sites, therefore delivery was over a longer period.

The sample included major and minor permissions. The sample was largely made up of single dwellings with few large sites. Approximately six sites in the sample were over 100 dwellings, with the largest being for 272 dwellings. The paragraph seeks to give a broad idea of how long sites take to come forward following permission being granted.

The proportions mentioned in paragraph 6.1 and shown in figure 2 in the Housing Delivery Test Action Plan relate to the number of planning permissions which completed within x number of years after permission was granted.

The total sample included 238 permissions, including 45 majors and 193 minor permissions. In terms of the 69% which completed within the 2 years after permission was granted: this was 165 of the total 238 permissions (these permissions amounted to 1,267 dwellings).

In terms of the 89% which completed within the 3 years after permission was granted: this was 212 of the 238 permissions. (these permissions amounted to 1,550 dwellings).