

Five Year Housing Land Supply update 2016/17

In accordance with National Planning Policy Framework (NPPF) paragraph 47, the Council has identified five years of deliverable housing land supply against the housing requirement set out in its adopted Local Plan. Pursuant to this requirement, deliverable means that sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect of the housing being delivered on the site within five years, and in particular that development of the site is sustainable and viable.

This statement includes housing completions from the monitoring year of 2012/13, and covers a five-year period from 1st April 2017 to 31st March 2022 (monitoring years 2017/18 to 2021/22).

Historic Delivery and the Five-Year Requirement

The Borough’s adopted Local Plan (LP) is made up of the Core Strategy (adopted in 2013), the Elstree Way Corridor Area Action Plan (adopted in 2015) and most recently, the Site Allocation and Development Management Plan (adopted in 2016). The LP sets out the requirement for housing provision for the Borough between 2012 and 2027, which equates to 266 dwellings per annum.

As at 31st March 2017, a total of 1,575 dwellings had been completed in Hertsmere since the start of the plan period, an average of 315 dwellings per annum. This represents a ‘surplus’ of 245 units compared to the baseline requirement of 1,330 dwellings for the same period derived from an annualised target of 266 homes. The information is summarised in Table 1 below:

Table 1

Year	Completions	Annual Requirement	Shortfall/Surplus
2012/13	292	266	26
2013/14	440	266	174
2014/15	180	266	-86
2015/16	354	266	88
2016/17	309	266	43
Total	1575	1330	245

The rolling five-year period requirement is based on the Core Strategy’s annual requirement of 266 multiplied across 5 years together with a 5% additional buffer as required by the NPPF to ensure choice and competition.

Annual minimum housing target 266 x 5 (1,330)

+ 5% buffer for choice and competition (67)

= 1,397 dwellings

Annualised requirement = 279.4

Housing Supply

The Borough's housing supply consists of the following components:

- Sites with extant planning permission deemed to be deliverable within the next five years;
- Site with a resolution to grant permission subject to the completion of a s106 agreement and deemed to be deliverable within the next five years;
- Strategic allocations in the Local Plan (SADM Policies Plan and Elstree Way Corridor AA) considered deliverable within the next five years; and
- Sites from the Housing and Economic Land Availability Assessment (HELAA), which are deemed to be deliverable within the next five years

The HELAA is currently being updated and so this update is based on the most recently published HELAA from 2015.

Appendix 1 contains all extant planning permissions and indicates that a net total of **1,256** new dwellings are expected to be delivered within the next five years.

Appendix 2 shows projected delivery of all strategic housing allocations in the current Local Plan. It shows that a net total of **1,086** new dwellings are expected to be delivered within the next five years.

Appendix 3 shows the HELAA sites that are deemed to be deliverable within the next five years. It shows that a net total of **112** new dwellings are expected to be delivered within the next five years.

Appendix 4 shows that there is one site (16/1074/FUL) with resolution to grant planning permission subject to completion of a s106 agreement and a net total **27** dwellings are expected to be delivered within the next five years.

To allow flexibility and to cater for possible changes in the market situation, a 6% slippage and non-implementation rate based on past trends has been applied to the total deliverable housing land for the five-year period. This slippage and non-implementation rate has been used in the production of the recently adopted Site Allocation and Development Management Plan and has been accepted by the Inspector as part of the public examination of the Plan.

The Borough's housing supply can therefore be summarised as follow:

Sites with planning permission (1,256)

+ Strategic allocations (1,086)

+ HELAA sites (112)

+ Sites with resolution to grant permission subject to completion of a S106 agreement (27)

= 2,481

- 6% allowance for slippage and/or non-implementation (149)

= 2,332 dwellings

Five Year Land Supply Position

The table below presents the total number of net additional dwellings against the planned housing provision for the five-year period.

Total supply	2,332
Rolling five-year housing requirement	1,397
Five year housing supply position	$(2,332/1,397) \times 5$ = 8.3 years

The Council can therefore demonstrate 8.3 year supply of deliverable housing land against its current housing requirement as adopted in the LP.