

Five Year Housing Land Supply update 2015/16

In accordance with National Planning Policy Framework (NPPF) paragraph 47, the Council has identified five years of deliverable housing land supply against the housing requirements set out in its adopted Local Plan. Deliverable means that sites should be available now, offer a suitable location for development now, 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 viable.

This statement includes housing completions from the monitoring year of 2015/16, and covers a five-year period from 1 April 2016 to 31 March 2021.

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 31 March 2016, a total of 1,252 dwellings had been completed in Hertsmere since the start of the plan period, an average of 313 dwellings per annum. This represents a surplus of 188 units compared to the total requirement of 1,064 dwellings for the same period. The information is summarised in Table 1 below:

Year	Completions	Annual Requirement	Shortfall/Surplus
2012/13	292	266	+26
2013/14	440	266	+174
2014/15	180	266	-86
2015/16	340	266	+74
Total	1,252	1,064	+188

The rolling five-year period requirement is based on the Core Strategy’s annual requirement of 266 multiplied across 5 years, along with any identified shortfall from previous year and 5% additional buffer as required by the NPPF to ensure choice and competition. The calculation of the Borough’s five year housing land supply requirement can be summarised as follow:

- Annual housing target x 5 (1,330)
- + Shortfall (0)*
- + 5% for choice and competition (67)
- = 1,397 dwellings.**

**The surplus over the first four years of the plan period has not been used to reduce the housing requirements going forward as the housing requirement set out in the LP is a minimum target.*

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 competition of a s106 agreement and deemed to be deliverable within the next five years;
- Strategic allocations in the Local Plan 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

Appendix 1 contains all extant planning permissions and indicates that a total of 1,193 new dwellings are expected to be delivered within the next five year.

Appendix 2 shows projected delivery of all strategic housing allocations in the current Local Plan. It shows that a total of 1,016 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 total of 110 new 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:

- Site with planning permission (1,193)
- + Site with resolution to grant permission subject to completion of a S106 agreement (0)
- + Strategic allocations (1,016)
- + HELAA sites (110)
- 6% allowance for slippage and/or non-implementation (139)
- ≡ 2,180 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	2,180
Rolling five-year housing requirement	1,397
Five year housing supply position	$(2,180/1,397) \times 5$ = 7.8 years

The Council can therefore demonstrate 7.8 year supply of deliverable housing land against its current housing requirement as adopted in the LP.