

Examination of the North Hertfordshire Local Plan (2011-2031)
Examination hearing sessions
Statement of North Hertfordshire District Council

Matter 22 – The supply of land for housing

Question 22.1 To ensure that the overall housing requirement in Policy SP8 can be delivered, the Council proposes a main modification to reduce that requirement to 14,000 dwellings...This is coupled with a commitment to an early review of the Local Plan...

a) Is reducing the overall housing requirement, and undertaking an early review of the Local Plan, the most appropriate way forward? If not, why not?

1. Yes, for the reasons set out in [ED178](#). The Council has considered a number of potential courses of action and concluded that, at this point in the Examination, there are no reasonable alternatives to this approach.

b) Is the selection of additional land for housing from previously identified sources the most appropriate way forward? If so, why?

2. No, for the reasons set out in Paragraphs 31 to 33 of ED178 (pp.8-9). The Council considers that the Plan makes maximum use of reasonable and available development sites.

c) Is the identification and selection of additional land for housing the most appropriate way forward? If so, why?

3. No. For the reasons set out in Paragraphs 34 to 36 of ED178 (p.9). The Council considers this would lead to a significant delay and probable suspension of the examination to undertake additional work. This is not considered an appropriate course of action for a Plan that was first submitted for the Secretary of State's consideration in June 2017. This is particularly so given that Inspectors have been encouraged to take a pragmatic and realistic approach to plan making.

d) Are there any other possible options that would be more appropriate? If so, what are they and why would they be more appropriate than the path suggested by the Council?

4. No. The Council considers it has explored the realistic alternate approaches for the Examination at paragraphs 30 to 38 of ED178 (pp.8-9).

Question 22.2 The Council's note sets out a number of different approaches to calculating the five year supply of land for housing... From my reading of the note, the Council's position (in short summary) is that [a] 'three-stepped approach', combined with the commitment to an early review of the Local Plan, is the most appropriate method for setting the five year housing land requirement, because it is the only option achievable without significant further delay to the examination.

a) Are the Council's calculations correct/accurate?

5. In producing the graphs and tables requested to accompany this statement, a small number of errors were identified in the detailed assumptions for individual sites that informed Appendices A and C of ED178. These have been corrected.
6. An 'errata sheet' containing revised figures for Appendices A and C of ED178 are attached to this statement. It can be seen from these that the differences from the figures provided in ED178 are *de minimis*. They do not materially affect any of the previous analyses; the corrections typically involve a change of no more than +/- 7 units in the aggregate completions figures or the completions anticipated over any given five-year period.
7. Given the *de minimis* nature of the corrections, they do not give rise to any prejudice to any representor. The corrected figures are provided for completeness and to ensure consistency with the figures included in the appendices to this statement.

b) All of the approaches used by the Council assume that the buffer required by paragraph 47 of the NPPF should be 20% - that is to say, that there has been a record of persistent underdelivery of housing in the District. Has there been, such that the 20% buffer is the most appropriate?

8. Yes. Paragraphs 24, 26 and 30 of ED178 identify that an average of 312 homes per year (dpa) were delivered over the eight-year period from 1 April 2011 to 31 March 2019.
9. The Objectively Assessed Need for the District is 13,800 homes for the period 2011-2031, an average of 690 homes a year ([HOU3](#), p.4, paragraph 17). The Council's Matter 21 Statement establishes that this remains the most appropriate OAN for the purposes of the Plan and this Examination.
10. The Council has therefore delivered only 39% of the homes needed over the period 2011-2019 based upon an annualised average of the OAN. This is a clear record of persistent under-delivery such that the 20% buffer is most appropriate.
11. Year-by-year housing completions figures are provided in Appendix 1 to this statement as part of the detailed breakdown requested by the Inspector. From this it can be seen that:
 - The Council has not achieved the annualised OAN requirement of 690 net housing completions in any monitoring year since 1 April 2011. The highest

single-year figure is 539 net completions, 78% of the annual OAN figure. The lowest single-year figure is 180 net completions, 26% of the annual OAN figure.

- Even against the proposed three-step approach, the Council has failed to deliver 350 net additional homes in six of the eight monitoring years since 1 April 2011.

c) Is the 'three-stepped approach' proposed by the Council the most appropriate method for setting the five year housing land requirement? If not, why not??

12. Yes, for the reasons set out in ED178. The Council has considered a wide range of potential alternate approaches to housing delivery and five-year supply in coming to this view.

d) Is one of the other approaches to setting the five year housing land requirement explored in the Council's note, or another approach entirely, more appropriate?

13. No, for the reasons set out in ED178. The Council has considered a wide range of potential alternate approaches to housing delivery and five-year supply in coming to this view.

I ask the Council to provide a short paper that addresses question 22.2 b) above by providing a clear update in relation to housing delivery...

14. See Paragraphs 8 to 11 above and the attached Appendices explained in Paragraphs 15 to 24 below.

...I also ask for a paper that sets out the sources of supply assumed – that is to say, to add greater detail to Appendix A of the note provided – which shows on a year-by-year basis the supply from each of the proposed housing allocations and other sources such as windfall sites over the whole plan period...

15. A detailed delivery schedule is attached as Appendix 1 to this statement. This provides a site-by-site / source-by-source breakdown of the total figures provided in Appendix A of ED178.

...In addition to a table illustrating this, I would also find a bar chart to be most helpful...

16. A trajectory graph is attached as Appendix 2 to this statement. Subject to the outcomes of the forthcoming hearings, this would replace the trajectory graph shown in proposed Main Modification MM374.

17. A bar chart showing development by components of supply is attached as Appendix 3 to this statement. This is the equivalent of the bar chart that was provided in Appendix 1 to the Council's 2017 [Matter 6 Statement](#).

...It would assist to know whether or not the housing delivery from proposed allocations has been agreed with site promoters/developers...

18. The proposed assumptions for the updated trajectory were shared with the owners / promoters of the six strategic sites as these represent the majority of future development that has yet to be permitted.
19. Those that responded prior to publication of the trajectory and this statement have been in agreement with the Council's proposed approach to delivery. Some promoters did suggest they might be able to deliver their sites slightly faster than set out in these figures. The Council has no reason to doubt this position on a case-by-case basis. However, it was considered prudent to exercise some caution in the overall projections of delivery given the significant uplift in delivery that is required and the unprecedented nature of the spatial strategy which requires the simultaneous delivery of a number of strategic sites around the main towns. The Council's originally proposed figures have been retained.
20. Assumptions for the remaining sites are based upon the Council's knowledge of progress with (pre-)application discussions. Delivery assumptions for sites where there is presently no planning application or pre-application discussion are based upon knowledge of the individual site circumstances. Promoters of a number of current Green Belt sites are awaiting clarity on the (likely) outcomes of this Local Plan Examination before proceeding but are expected to proceed relatively quickly once this is forthcoming. A small number of sites require existing premises to be vacated before they can be redeveloped.

...Finally, I ask that either this table or a separate one illustrates the anticipated delivery of homes and the infrastructure necessary to support the housing development concerned – in short, an update of the table previously requested and submitted to the examination.

21. This is attached as Appendix 4 to this statement. In providing this table, the Council reiterates the position set out in ED178 that the proposed way forward requires a necessary degree of pragmatism. This includes:

A recognition that the present evidence on (e.g.) transport and infrastructure [which is based on existing trajectories] demonstrated a reasonable 'worst case' and reflect the aspirations above. They therefore remain a robust evidence base for the Plan with no requirement for further work or update (ED178, Paragraph 39, p.11)

22. The infrastructure assumptions and costings have been produced using the same methodology as in [ED142](#) but updated to reflect the revised trajectory contained in Appendix 1 to this statement. Costs identified in the Infrastructure Delivery Plan have been pro-rated by settlement and delivery period against these updated assumptions. This approach reflects that the delivery of some homes from these sites and, therefore, the associated infrastructure delivery costs are now anticipated to occur beyond 2031.

23. The overall infrastructure cost is lower. The infrastructure costs in each delivery period are also lower. This is because the delays in housing delivery shown in Appendix 1 mean that the associated supporting infrastructure would be required and delivered later. There is no reason to assume this cannot be achieved; As explained in ED178, a more challenging infrastructure delivery scenario has already been examined.
24. A more detailed note explaining the methodology for producing the Appendix 4 table is attached at Appendix 5. This is an updated equivalent of the note previously provided in ED142.

Appendix 1 – ED178 housing trajectory: Detailed delivery schedule

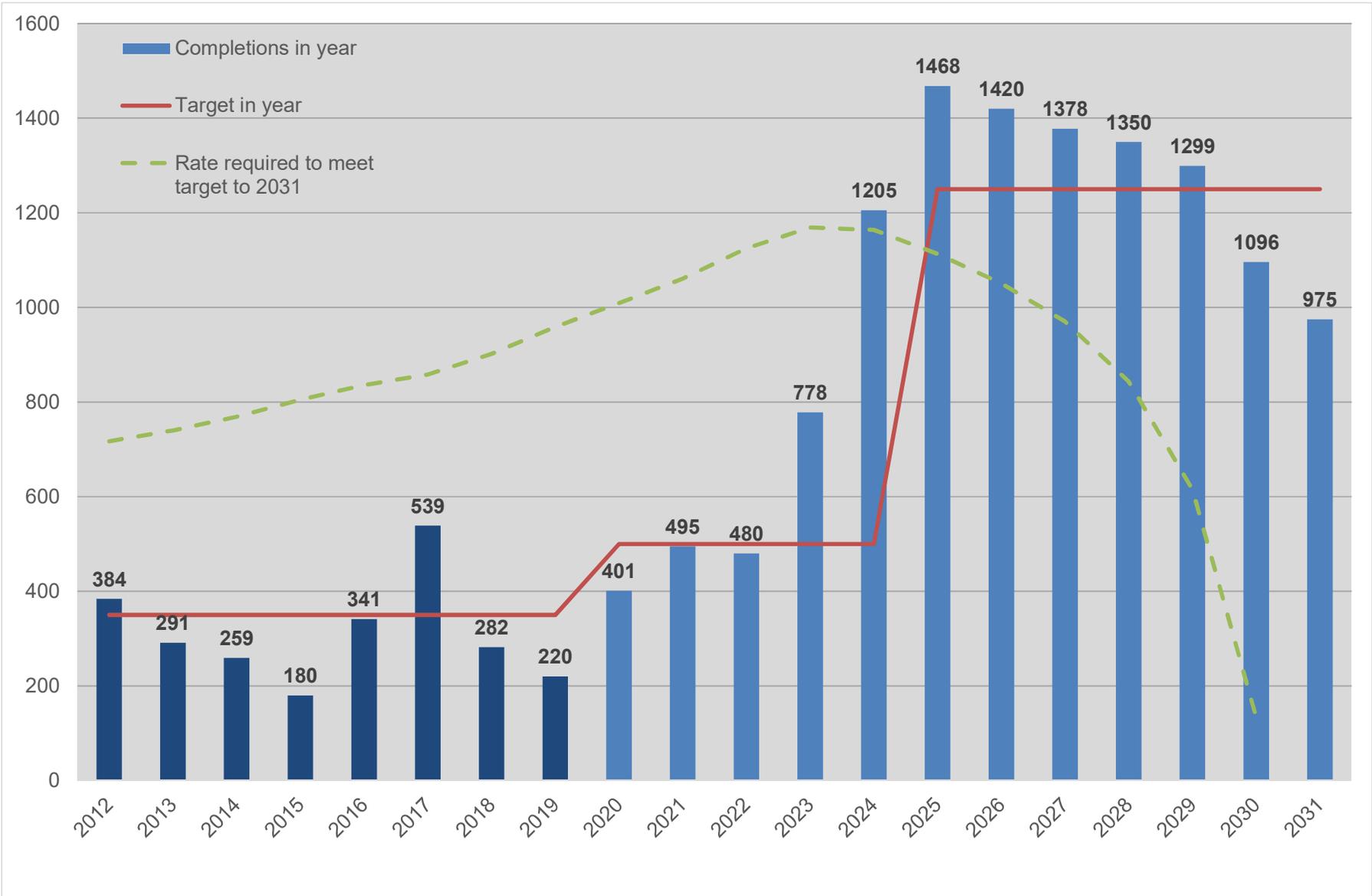
Appendix 1: Revised proposed Housing Trajectory - base date 1 April 2019

Plan ref	Address	Town / parish	Area (ha)	Homes	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total to 2031	Beyond 2031	
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031			
	Completions 1 April 2011 - 31 March 2019	Unspecified		2496	384	291	259	180	341	539	282	220													2,496		
	Permissions at 1 April 2017																										
RY1	Land west of Royston and north of Baldock Road	Royston		279											70	70	70	69								279	
RY2	Land east of Garden Walk and north of Newmarket Road	Royston		139												39	60	40								139	
RY2	Land east of Garden Walk and north of Newmarket Road	Royston		108										27	60	21										108	
RY2	Land east of Garden Walk and north of Newmarket Road	Royston		83										50	33											83	
	Land Adjacent To Elm Tree Farm,	Pirton		74										25	24	25										74	
LG17	Land at Hamonte,	Letchworth		71											71											71	
	Odyssey Health Club,	Knebworth		70											32	28	10									70	
	Minsden Old Peoples Home	Hitchin		53									53													53	
	Garden Square Shopping Centre,	Letchworth		47											47											47	
LG9	Site Of Former Lannock Primary School,	Letchworth		44									18	18	8											44	
SP2	South of Bendish Lane,	Whitwell		41									20	21												41	
RY4 (part)	Site D,	Royston		39											39											39	
	Hitchin Cricket and Hockey Ground,	Hitchin		27									27													27	
	Land on the North East Side of Priors Hill	Pirton		24									12	12												24	
	Dorchester House,	Letchworth		18									7	7	4											18	
LG16 (part)	Foundation House,	Letchworth		16																						0	
RY8	Land East of Lumen Road,	Royston		15									6	6	3											15	
	Welwyn Equestrian Centre,	Codicote		13									5	5	3											13	
	Garages at Bittern Way,	Letchworth		13									5	5	3											13	
	Block B Latchmore Court,	Hitchin		13									5	5	3											13	
	St Michaels House,	Letchworth		12									5	5	2											12	
	Legion House,	Hitchin		12									5	5	2											12	
BK1	Land off Cambridge Road,	Barkway		12									5	5	2											12	
	Station House,	Knebworth		10									4	4	2											10	
	The Station, Station Approach	Knebworth		10									4	4	2											10	
	Roysia House,	Royston		10									4	4	2											10	
	Hamilton Billiards and Games	Knebworth		10									4	4	2											10	
	Small sites (<10 unit) - Baldock	Baldock		36									14	14	8											36	
	Small sites (<10 unit) - Hitchin	Hitchin		102									41	41	20											102	
	Small sites (<10 unit) - Letchworth	Letchworth		48									19	19	10											48	
	Small sites (<10 unit) - Royston	Royston		66									26	26	14											66	
	Small sites (<10 unit) - Villages	Unspecified		206									82	82	42											206	
	<i>Non implementation</i>												-45	-49	-36	-16	-14	-11								-171	
	Total			1721									401	445	322	142	126	98									
	Proposed local plan sites																										
AS1*	Land west of Claybush Road	Ashwell	1.7	33											17	16										33	
BA1	North of Baldock	Baldock	142.4	2800														100	150	200	275	275	300	300	1,600	1,200	
BA2	Land off Clothall Road (Clothall parish)	Baldock	6.8	200													50	50	50	50						200	
BA3	South of Clothall Common (Clothall parish)	Baldock	13.3	245														50	50	50	50	45				245	
BA4	East of Clothall Common	Baldock	3.9	50												25	25									50	
BA5	Land off Yeomanry Drive	Baldock	0.7	25												25										25	
BA6*	Land at Icknield Way	Baldock	0.5	26												26										26	
BA7	Rear of Clare Crescent	Baldock	1.0	20														10	10			0				20	
BA11	Deans Yard, South Road	Baldock	0.3	20																20						20	
BK1	Land off Cambridge Road	Barkway	0.7	0																							
BK2	Land off Windmill Close	Barkway	1.2	20													20									20	
BK3	Land between Cambridge Road & Royston Road	Barkway	7.8	140												35	35	35	35							140	
CD1	Land south of Cowards Lane	Codicote	3.6	73												25	25	23								73	
CD2	Codicote Garden Centre, High Street (south)	Codicote	2.7	54												24	30									54	
CD3	Land north east of The Close	Codicote	2.4	48														24	24							48	
CD5	Land south of Heath Lane	Codicote	11.2	140												50	50	40								140	
GR1	Land at Milksey Lane (north)	Graveley	1.9	8												8										8	
HT1	Highover Farm, Stofold Road	Hitchin	38.9	700													100	100	100	100	100	100	100	100	100	700	
HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin	3.4	84												28	28	28								84	
HT3	Land south of Oughtonhead Lane	Hitchin	1.9	46												23	23									46	
HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin	0.6	16												16										16	
HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin	2.1	53												30	23									53	
HT8	Industrial area, Cooks Way	Hitchin	0.7	12																			12			12	
HT10	Former B&Q	Hitchin	0.7	60																		60				60	
IC1	Land off Duncots Close	Ickleford	0.4	9																				9		9	
IC2	Burford Grange, Bedford Road	Ickleford	2.4	40												20	20									40	
IC3	Land at Bedford Road	Ickleford	9.6	150												50	50	50								150	
KM3	Land north of High Street	Kimpton	0.7	13																			13			13	
KW1	Allotments west of The Heath, Breachwood Green	King's Walden	0.8	16																				16		16	
KB1	Land at Deards End	Knebworth	12.1	200														40	40	40	40	40					

Plan ref	Address	Town / parish	Area (ha)	Homes	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total to	Beyond				
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2031	2031	2031	2031	2031	
LG17	Hamonte	Letchworth	1.2	0	Permission granted prior to 1 April 2019. Included in supply figures above to prevent double counting																									
LG18	Former Depot, Icknield Way	Letchworth	0.9	55																						55				
LS1*	Land at Ramerick	Lower Stondon (Ickle	7.1	120										30	60	30										120				
EL1	Luton East (west)	Luton (adjoining)	69.3	1050													130	130	130	130			100	100	100	100	920	130		
EL2	Luton East (east)	Luton (adjoining)	15.1	350																			35	35	35	35	140	210		
EL3	Land north east of Luton	Luton (adjoining)	33.8	700														70	70	70	70	70	70	70	70	490	210			
PR1	Land east of Butchers Lane	Preston	1.1	21																							21			
RD1	Land at Blacksmiths Lane	Reed	1.1	22																								22		
RY1	Land west of Ivy Farm, Baldock	Royston	15.5	0	Permission granted prior to 1 April 2019. Included in supply figures above to prevent double counting																									
RY4	Land north of Lindsay Close	Royston	4.3	61																								61		
RY7	Anglian Business Park, Orchard Road	Royston	1.2	60											30	30													60	
RY8	Land at Lumen Road	Royston	0.3	0	Permission granted prior to 1 April 2019. Included in supply figures above to prevent double counting																									
RY10*	Land south of Newmarket Road	Royston	14.3	300												60	60	60	60	60									300	
RY11	Land at Barkway Road	Royston	0.9	18																									18	
SI1	Land south of Waterdell Lane (north)	St Ippolyts	2.9	40													20	20											40	
SI2	Land south of Stevenage Road	St Ippolyts	1.2	12													12												12	
WH2	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	5.9	0	Permission granted prior to 1 April 2019. Included in supply figures above to prevent double counting																									
GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)	10.8	330													30	60	60	60	60	60							330	
GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)	49.1	600													50	100	100	100	100	100	100	50					600	
NS1	Stevenage North	Stevenage (adjoining)	43.2	900														50	100	125	125	125	125	125	125	125	125	775	125	
TH1	Police Row (east)	Therfield	1.3	12																									12	
WE1	Land off Hitchin Road	Weston	2.1	40												25	15												40	
WY1	Land south of Little Wymondley	Wymondley	14.3	300													50	50	50	50	50	50	50						300	
	Broad locations and windfalls																												0	
	Broad location - Letchworth Town Centre	Letchworth		50																10	10	10	10	10	10	10	10	50		
	Windfalls (1) - small sites	Unspecified		475										20	30	45	45	45	45	50	50	50	50	50	50	50	475			
	Windfalls (2) - large sites	Unspecified		300														43	43	43	43	42	43	43	43	300				
	Total		671.15	18824	384	291	259	180	341	539	282	220	401	495	480	778	1205	1468	1420	1378	1350	1299	1096	975	14,841					
	<i>Cumulative total since 2011</i>				384	675	934	1114	1455	1994	2276	2496	2897	3392	3872	4650	5855	7323	8743	10121	11471	12770	13866	14841						

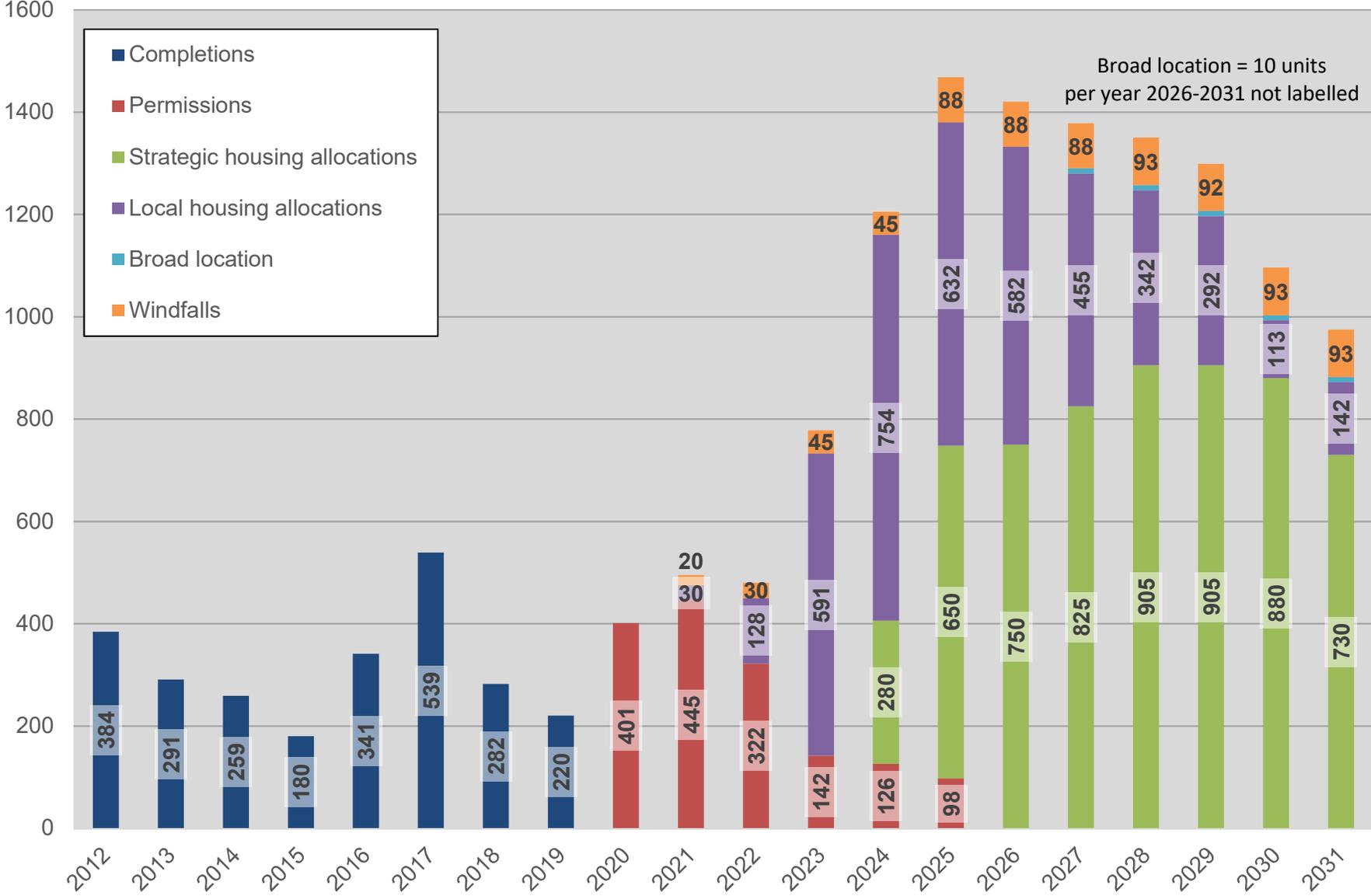
* Planning permission or resolution to grant received between 1 April and 31 December 2019. The number of homes shown in this trajectory is the proposed dwelling estimate in the Plan and may vary from the figure subsequently permitted.

Appendix 2 – ED178 housing trajectory: trajectory graph



Appendix 3 - ED178 housing trajectory: components of supply graph

Housing trajectory: Components of housing supply 2011-2031



Appendix 4 – ED178 housing trajectory: infrastructure delivery schedule

Town / parish	Total homes by 2031	Plan ref	Site	Total no of homes	Anticipated number of homes delivered in monitoring year ending...					Specific infrastructure required at the location to support the development anticipated.	Infrastructure costs for first five years	Anticipated number of homes delivered in monitoring year ending...					Specific infrastructure required at the location to support the development anticipated.	Infrastructure costs for second five years	Anticipated number of homes delivered in monitoring year ending				Specific infrastructure required at the location to support the development anticipated.	Infrastructure costs to end of plan period.	Infrastructure costs beyond 2031
					2018	2019	2020	2021	2022			2023	2024	2025	2026	2027			2028	2029	2030	2031			
Knebworth	584	KB1	Land at Deards End	200								40	40	40	Improvements to junction at B197 Station Rd/Watton Rd Knebworth. Traffic management of flows in Codicote, Graveley, Knebworth and Wymondley onto more strategic routes. Transport contribution +0.6FE primary school provision (320 units) - new school on KB2 Secondary education contribution Health contribution Community centre refurbishment	T: 0.24 E: 4.52 H: 1.22 SI: 0.60 Total 6.58	40	40			Transport contribution +0.5FE primary school provision (264 units) Potential provision of 4FE secondary school to meet long-term needs post-2028 subject to long-term monitoring of requirements. Timing tbc. Education contribution Health contribution	T: 0.20 E: 3.73 H: 1.00 Total 4.93			
		KB2	Land at Gypsy Lane	184													45	45	45	49					
		KB3	Chas Lowe, London Road*																						
		KB4	Land east of Knebworth	200								50	50	50	50										
Letchworth	1316	LG1	Letchworth North	900								100	100	100			100	100	100	100					
		LG3	Land east of Kristiansand Way	120								60	60												
		LG4	Land north of former Norton School, Norton Road	45								45													
		LG5	Land at Birds Hill	86										40						46					
		LG6	Land off Radburn Way	27					13			14													
		LG8	Pixmore Centre, Pixmore Avenue,	80						Letchworth/Baldock Traffic Management Study. Ongoing review of wider transport mitigation schemes for plan period through GTP / TS process. Solutions likely to include: >A1M Improvements to J9/Letchworth Gate/A505 >Signal optimisation at A505 / Norton Way junction >Station forecourt improvements at Letchworth GC Train Station. >Provision of new cycling routes across Letchworth.	T: 0.26 E: 1.37 H: 0.37 GI 0.45 Total 2.45				40	40							Public pedestrian link through LG19 connecting Norton Way south and Howard Gardens. Improvements to east to west pedestrian links at LG21. Transport contribution +1.1FE primary school provision (526 units): Utilise full 2FE capacity at LG1. HCC forecast peak secondary yield of +3.5FE from new housing: Expansion of Fearnhill School. Timing tbc. Education contribution Health contribution.	T: 1.41 E: 7.43 H: 2.00 Total 10.84	T: 0.54 E: 2.82 H: 0.76 Total 4.12
		LG9	Former Lannock School	44			18	18	8							Transport contribution Children's Centre +1.4FE primary school provision (693 units): Expansion of existing provision and / or new school at LG1 Secondary education contribution Provision of new GP surgery x1 Health contribution.	T: 1.86 E: 9.79 H: 2.64 Total 14.29								
		LG10	Former Norton School playing field, Croft Lane	37									37												
		LG13	Glebe Road industrial estate	10								10													
		LG14	Nursery, Icknield Way	8					8																
		LG15	Garages, Icknield Way	25																25					
		LG16	Foundation House	47								10	37												
		LG17	Hamonte	32					71																
LG18	Former Depot, Icknield Way	55														55									
Lower Stondon (Ickleford)	120	LS1	Land at Ramerick	120				30	60	Transport contribution Education contribution Health contribution	T: 0.07 E: 1.28 H: 0.35 Total 1.70	30				Transport contribution Education contribution Health contribution	T: 0.02 E: 0.43 H: 0.12 Total 0.57								
Luton (adjoining)	1550	EL1	Luton East (west)	1050								130	130	130	130			100	100	100	100	Transport contribution. +1.6FE primary school provision (820 units): on-site provision of second primary school New secondary school; HCC forecast peak secondary education requirement of +8.5FE (including Hitchin and villages). Long-term monitoring of requirements. Potential future intensification of +2FE (timing tbc) Health contribution Community Centre Provision of new GP surgery x1 Emergency services provision	T: 0.61 E: 11.58 H: 3.12 SI: 1.00 ES: 1.50 Total 17.81	T: 0.41 E: 7.77 H: 2.09 Total 10.27	
		EL2	Luton East (east)	350												Transport contribution. +1.5FE primary school provision (730 units): On-site provision (to include children's centre) 1FE of secondary education capacity required Health contribution	T: 0.55 E: 10.31 H: 2.78 Total 13.64	35	35	35	35				
		EL3	Land north east of Luton	700									70	70	70			70	70	70	70				
Preston	21	PR1	Land east of Butchers Lane	21													21				Transport contribution Education contribution Health contribution	T: 0.02 E: 0.30 H: 0.08 Total 0.40			
Reed	22	RD1	Land at Blacksmiths Lane	22															22		Transport contribution Education contribution Health contribution	T: 0.02 E: 0.31 H: 0.08 Total 0.41			
Royston	772	RY1	Land west of Ivy Farm, Baldock	279					70	Royston Traffic Management Study. Ongoing review of wider transport mitigation schemes for plan period through GTP / TS process. Solutions likely to include: >Junction of A505/Old North Road at Royston. >A505/A10 access roundabout at Royston. >Mitigation measures to junction Old North road/York Way >Railway crossing improvements		70	70	69											
		RY4	Land north of Lindsay Close	100					39									21	40						
		RY7	Anglian Business Park, Orchard Road	60					30			30				Transport contribution Children's Centre +1.1FE primary school provision (539 units): expansion of existing and / or new school on site RY1 Middle / upper school education contribution Health contribution. Provision of new GP surgery x1 Town hall refurbishment	T: 1.53 E: 7.61 H: 2.05 SI: 0.65 Total 11.84					Transport contribution HCC forecast peak yield of +3FE from new housing Upper school expansion - potential expansion of the Meridian Education contribution Health contribution	T: 0.22 E: 1.12 H: 0.30 Total 1.64		
		RY8	Land at Lumen Road	15			6	6	3																
		RY10	Land south of Newmarket Road	300								60	60	60	60	60									
		RY11	Land at Barkway Road	18																18					

Town / parish	Total homes by 2031	Plan ref	Site	Total no of homes	Anticipated number of homes delivered in monitoring year ending...					Specific infrastructure required at the location to support the development anticipated.	Infrastructure costs for first five years	Anticipated number of homes delivered in monitoring year ending...					Specific infrastructure required at the location to support the development anticipated.	Infrastructure costs for second five years	Anticipated number of homes delivered in monitoring year ending				Specific infrastructure required at the location to support the development anticipated.	Infrastructure costs to end of plan period.	Infrastructure costs beyond 2031				
					2018	2019	2020	2021	2022			2023	2024	2025	2026	2027			2028	2029	2030	2031							
St Ippolys	52	SI1	Land south of Waterdell Lane (north)	40								20	20				Transport contribution Education contribution Health contribution	T: 0.04 E: 0.73 H: 0.20 Total 0.97											
		SI2	Land south of Stevenage Road	12								12																	
St Paul's Walden	41	WH2	Land between Horn Hill and Bendish Lane, Whitwell	41			20	21		Transport contribution Education contribution Health contribution	T: 0.03 E: 0.58 H: 0.16 Total 0.77																		
Stevenage (adjoining)	1705	GA1	Stevenage North East (Roundwood)	330						Ongoing review of wider transport mitigation schemes to be implemented in subsequent tranches through GTP / TS process and Stevenage Mobility Strategy. Solutions likely to include: >A1M Improvements to J8/A602 at Stevenage. >Rat run avoidance at Graveley (Linked to A1M improvements at Stevenage) >Bus enhancement at Martins Way / Canterbury Way >Cycle and pedestrian enhancements		30	60	60	60	60	Upgraded junction at intersection of Graveley Road/North Road. Transport contribution Children's centre. +1.8FE primary school provision (895 units): new school provision at GA2 Secondary school provision on former Barnwell East site in Stevenage. Provision of new GP Surgery x1 Social infrastructure contribution.	T: 1.06 E: 12.64 H: 3.41 SI: 1.00 Total 18.11	60				Transport contribution +1.6FE primary school provision (810 units): new school north of Stevenage HCC forecast peak secondary school yield of +23FE from new housing within and beyond Stevenage. +4FE secondary provision north-east of Stevenage post-2028 +4FE secondary provision within school place planning area post-2030. Long-term monitoring of requirements Health contribution	T: 0.96 E: 11.44 H: 3.09 Total 15.49	T: 0.15 E: 1.77 H: 0.48 Total 2.40				
		GA2	Land off Mendip Way, Great Ashby	600								50	100	100	100					100	100	50							
		NS1	Stevenage North	900											50	100			125			125				125	125	125	
Therfield	12	TH1	Police Row (east)	12															12				Transport contribution Education contribution Health contribution	T: 0.01 E: 0.17 H: 0.05 Total 0.23					
Weston	40	WE1	Land off Hitchin Road	40								25	15			Transport contribution Education contribution Health contribution	T: 0.03 E: 0.57 H: 0.15 Total 0.75												
Wymondley	300	WY1	Land south of Little Wymondley	300									50	50	50	50	Traffic management of flows in Wymondley onto more strategic routes. Transport contribution +0.4FE primary school provision (200 units): Expansion of existing school or relocation to WY1. Secondary education contribution Health contribution Community centre refurbishment	T: 0.15 E: 2.83 H: 0.76 SI: 0.60 Total 4.34	50	50			Transport contribution Education contribution Health contribution	T: 0.07 E: 1.41 H: 0.38 Total 1.86					

* Site KB3 is now under construction for 47 supported living units in Use Class C2. Use Class C2 and Use Class C3 units have been treated separately for the purpose of the housing numbers in the Plan so no units are shown against this site in this version of the table.

Appendix 5 – Note on Infrastructure provision

1. The Inspector's Matters, Issues and Questions (ED180) request, under Matter 22, an updated infrastructure delivery table, similar to that previously submitted to the Examination.
2. The updated table is attached as Appendix 4 to this statement. A brief commentary is provided below explaining the key assumptions and the relationship with other documents submitted to the examination.
3. Appendix 4 and this note replace and update the equivalent table and note previously provided in ED142. This was the 'homework' submitted by the Council in response to the matters arising out of the original Matter 6 hearing sessions in November 2017 and January 2018.

Updated housing numbers

4. The housing numbers in the revised table are consistent with the trajectory contained in Appendix 1 of this statement. This includes updates to the anticipated delivery of sites arising from the Council's updated proposed approach to housing delivery as set out in ED178.

Relationship to previously submitted documents and overall infrastructure costs

5. The IDP (ED73, pp.175-178) assigned infrastructure growth by location. As explained in that document, this is based upon 'assignable infrastructure costs' which is the growth that can be assigned to a specific location. In practice this means the proposed housing allocations of the plan as submitted. As shown in Table 13.11 (ED73, p.177), a total of £260.5m of infrastructure is assigned to locations and five-year tranches. This is based on a total of **12,263** new homes on housing allocation sites.
6. In the updated housing trajectory, the total number of new homes on proposed housing allocation sites is **12,223**. This represents a decrease of just 0.3%. The differences in formula based infrastructure costs would therefore be *de minimis* and have not been recalculated. The updated table assigns the same total infrastructure cost of £260.5m. This has been split into three tranches: 2018-22, 2023-27 and 2028-31. An additional post-2031 period has been added.
7. In updating this table, some infrastructure costs are now anticipated to arise:
 - Beyond 2031. This reflects the delays in delivery in Appendix 1 housing trajectory. Delivery on some strategic sites is now expected to continue beyond the plan period rather than wholly within it as was previously assumed; or
 - On sites proposed for allocation in the Plan which have subsequently obtained planning permission or a resolution to grant.
8. However, it is appropriate to retain these sites in the table to ensure:

- Consistency with the infrastructure 'burden' assessed in ED73 and ED142 and to allow direct comparison with previous iterations of this information;
- The total infrastructure requirements arising from the land proposed to be allocated by the Plan continues to be identified and assessed; ED178 is clear that the Council is not proposing to remove any proposed allocations from the Plan notwithstanding the lower levels of anticipated delivery within the Plan period to 2031; and
- The total costs identified in ED73 can be correctly assigned.

9. As previously, no specific additional infrastructure costs have been identified in relation to non-housing sites. This is explained in ED142.

Apportionment of costs and projects in revised Appendix 4

Transport

10. The overall infrastructure cost of £23.3m has been retained. As per ED142, specific costed schemes have been assigned to the relevant towns. The generic 'monitor and manage' funds have been distributed on a pro-rata basis. The sum of these two elements (specific schemes + pro-rata share of monitor and manage funds) provides the total for each settlement.

11. Costs have been split between the three tranches within the Plan period (2017-2022; 2022-2027; 2028-2031) and post-2031 on a pro-rata basis for each individual settlement based on the proportion of development anticipated to occur within each time period.

Education

12. The overall infrastructure cost of £172.7m has been retained. As per ED142, the total infrastructure cost is split pro-rata by settlement and then tranche based on the share of development at each location and then (at settlement level) the proportion of development to be delivered in each period.

13. As previously, the assignment of costs relates to needs arising from development delivered within that period. This may not necessarily align with the actual requirement for expenditure due to the time lag between the delivery of development and the realisation of (peak) child yields for primary and secondary education.

14. Specific projects have been identified in line with the previous table and supplemented by evidence presented to the Matter 10 and Matter 11 hearings by Hertfordshire County Council, in particular on secondary education meaning projects are more closely aligned to when the needs are anticipated to arise. Some allowances have been made for the slippage in anticipated delivery.

Health

15. The overall infrastructure cost of £46.5m has been retained. As per ED142, the total infrastructure cost is split pro-rata by settlement and tranche.

16. Specific projects in the schedule are based on the qualitative analysis in the IDP (see particularly ED73, paragraph 7.26, p.99). However, this is subject to the caveats set out in the surrounding paragraphs, and discussed at the Hearing Sessions, which identify issues surrounding strategic estate planning and changes in the formats and patterns of health service delivery.

Social Infrastructure

17. The overall infrastructure cost of £14.5m has been retained as has the geographical distribution of those costs assumed in the IDP and ED142. The need for expenditure has been assigned to the tranche in which (more than) 50% of the allocated settlement-level development is now expected to be realised. The distribution of infrastructure in the IDP schedule for the purposes of this analysis is as follows:

- Sports hall and swimming pool provision assumed to be at Baldock (to be delivered 2028-31);
- 3 new community centres assigned to Baldock (2028-31), Luton (2028-31) and Stevenage (2023-27);
- £3m for community centre refurbishment split equally between Barkway Hitchin, Ickleford, Knebworth and Wymondley (all 2023-27).

Emergency Services

18. The overall infrastructure cost of £1.5m has been retained as has the geographical distribution assumed in the IDP. The timing has been moved from the 2023-27 to 2028-31 tranche reflecting the anticipated overall delay in delivery.

Green Infrastructure

19. The overall infrastructure cost of £2.0m has been retained as has the geographical distribution and timing of those costs assumed in the IDP.

20. The updated equivalents of Table 13.11 and 13.12 from the IDP (ED73, pp.177-178 as *updated by* ED142) are shown on the following pages for comparison. As set out above, the overall infrastructure cost remains unchanged. When comparing the latest versions of these tables with previous iterations:

- There is a significant decrease in costs in the first five-year tranche 2018-22. This is now estimated at £10.2m, compared to £59.8m in ED142. This reflects the delays in being able to progress proposed allocations pending completion of the examination;
- The infrastructure costs for the 2023-27 tranche (£119.5m) shows a small reduction relative to the equivalent in ED142 (£130.5m)
- There is an increase in infrastructure costs now anticipated in the final tranche within the plan period (2028 to 2031). The latest estimate is £96.8m compared to £70.2m in ED142. This is again linked to the 'backloading' of delivery that is now anticipated.

- £34.1m of infrastructure costs are now assigned to beyond the end of the Plan period in 2031. This reflects that a proportion of development on the proposed strategic sites in the Plan is now expected to be delivered after this point.

21. As a general point, and as set out in ED142, infrastructure costs attributed to individual settlements do not necessarily need to be wholly met by development within that settlement.

Updated equivalent of IDP Table 13.11 / ED142

Location (settlement)	Total		2018 - 22		2023- 27		2028-31		Beyond 2031		Infrastructure costs (£m)						
											Trans.	Educ.	Health	Social	Emerg	Green Inf	Totals
Ashwell	33	0.3%	17	52%	16	48%	0	0%	0	0%	0.02	0.47	0.13	0.00	0.00	0.00	0.62
Baldock	3086	25.2%	0	0%	941	30%	1245	40%	900	29%	3.94	43.59	11.75	8.86	0.00	0.89	69.03
Barkway	172	1.4%	12	7%	160	93%	0	0%	0	0%	0.13	2.43	0.65	0.60	0.00	0.00	3.81
Codicote	315	2.6%	0	0%	315	100%	0	0%	0	0%	0.24	4.45	1.20	0.00	0.00	0.00	5.89
Graveley	8	0.1%	0	0%	8	100%	0	0%	0	0%	0.01	0.11	0.03	0.00	0.00	0.00	0.15
Hitchin	971	7.9%	0	0%	599	62%	372	38%	0	0%	7.93	13.72	3.70	0.60	0.00	0.28	26.23
Ickleford	199	1.6%	0	0%	190	95%	9	5%	0	0%	0.15	2.81	0.76	0.60	0.00	0.00	4.32
Kimpton	13	0.1%	0	0%	0	0%	13	100%	0	0%	0.01	0.18	0.05	0.00	0.00	0.00	0.24
King's Walden	16	0.1%	0	0%	0	0%	16	100%	0	0%	0.01	0.23	0.06	0.00	0.00	0.00	0.30
Knebworth	584	4.8%	0	0%	320	55%	264	45%	0	0%	0.44	8.25	2.22	0.60	0.00	0.18	11.69
Letchworth	1516	12.4%	97	6%	693	46%	526	35%	200	13%	4.07	21.41	5.77	0.00	0.00	0.45	31.70
Lower Stondon	120	1.0%	90	75%	30	25%	0	0%	0	0%	0.09	1.70	0.46	0.00	0.00	0.00	2.25
Luton	2100	17.2%	0	0%	730	35%	820	39%	550	26%	1.57	29.66	7.99	1.00	1.50	0.00	41.72
Preston	21	0.2%	0	0%	0	0%	21	100%	0	0%	0.02	0.30	0.08	0.00	0.00	0.00	0.40
Reed	22	0.2%	0	0%	0	0%	22	100%	0	0%	0.02	0.31	0.08	0.00	0.00	0.00	0.41
Royston	772	6.3%	154	20%	539	70%	79	10%	0	0%	2.19	10.90	2.94	0.65	0.00	0.22	16.90
St Ippolyts	52	0.4%	0	0%	52	100%	0	0%	0	0%	0.04	0.73	0.20	0.00	0.00	0.00	0.97
St Paul's Walden	41	0.3%	41	100%	0	0%	0	0%	0	0%	0.03	0.58	0.16	0.00	0.00	0.00	0.77
Stevenage	1830	15.0%	0	0%	895	49%	810	44%	125	7%	2.17	25.85	6.97	1.00	0.00	0.00	35.99
Therfield	12	0.1%	0	0%	0	0%	12	100%	0	0%	0.01	0.17	0.05	0.00	0.00	0.00	0.23
Weston	40	0.3%	0	0%	40	100%	0	0%	0	0%	0.03	0.57	0.15	0.00	0.00	0.00	0.75
Wymondley	300	2.5%	0	0%	200	67%	100	33%	0	0%	0.22	4.24	1.14	0.60	0.00	0.00	6.20
Totals	12223		411	3%	5728	47%	4309	35%	1775	15%	23.31	172.65	46.52	14.51	1.50	2.02	260.52

All costs individually rounded to two decimal places (nearest £10,000). Totals may not sum exactly due to rounding

Column headings are for 'monitoring year ending' on a financial year basis. E.g. 2018 = 1 April 2017 to 31 March 2018.

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Updated equivalent of IDP Table 13.12 / ED142

Settlement	Total (£m)	2018-22	2023-27	2028-31	Beyond 2031
Ashwell	0.62	0.32	0.30	0.00	0.00
Baldock	69.03	0.89	18.07	32.78	17.29
Barkway	3.81	0.23	3.58	0.00	0.00
Codicote	5.89	0.00	5.89	0.00	0.00
Graveley	0.15	0.00	0.15	0.00	0.00
Hitchin	26.23	0.28	16.23	9.72	0.00
Ickleford	4.32	0.00	4.15	0.17	0.00
Kimpton	0.24	0.00	0.00	0.24	0.00
King's Walden	0.30	0.00	0.00	0.30	0.00
Knebworth	11.69	0.18	6.58	4.93	0.00
Letchworth	31.70	2.45	14.29	10.84	4.12
Lower Stondon	2.25	1.70	0.57	0.00	0.00
Luton	41.72	0.00	13.64	17.81	10.27
Preston	0.40	0.00	0.00	0.40	0.00
Reed	0.41	0.00	0.00	0.41	0.00
Royston	16.90	3.42	11.84	1.64	0.00
St Ippolyts	0.97	0.00	0.97	0.00	0.00
St Paul's Walden	0.77	0.77	0.00	0.00	0.00
Stevenage	35.99	0.00	18.11	15.49	2.40
Therfield	0.23	0.00	0.00	0.23	0.00
Weston	0.75	0.00	0.75	0.00	0.00
Wyndley	6.20	0.00	4.34	1.86	0.00
Totals	260.52	10.21	119.45	96.81	34.08

All costs individually rounded to two decimal places (nearest £10,000). Totals may not sum exactly due to rounding. Column headings are for 'monitoring year ending' on a financial year basis. E.g. 2018 = 1 April 2017 to 31 March 2018.

NORTH HERTFORDSHIRE DISTRICT COUNCIL LOCAL PLAN EXAMINATION

ED178: Errata

The tables below show the corrections that would be necessary to ensure complete consistency between ED178 and Appendices 1 to 4 of this statement. Changes from the originally submitted figures in ED178 are highlighted in red boxes.

The differences are considered to be *de minimis* and are provided for completeness.

ED178 Appendix A: Revised housing trajectory as at 1 April 2019

Monitoring period (1 April to 31 March)	Current delivery assumptions (December 2019)	Previous delivery assumptions		
		ED140 (Apr 2018)	ED3 (Jul 2017)	LP1 (Oct 2016)
2011-12	384	384	384	384
2012-13	291	291	291	291
2013-14	259	259	259	259
2014-15	180	180	180	180
2015-16	341	341	341	341
2016-17	539	539	539	413
2017-18	282	339	339	448
2018-19	220	367	433	608
2019-20	401	617	926	936
2020-21	495	1,384	1,361	1,329
2021-22	480	1,541	1,353	1,362
2022-23	778	1,443	1,361	1,280
2023-24	1,205	1,417	1,257	1,229
2024-25	1,468	1,280	1,270	1,236
2025-26	1,420	1,160	1,329	1,265
2026-27	1,378	1,051	1,151	1,213
2027-28	1,350	1,000	1,107	1,164
2028-29	1,299	983	1,123	1,058
2029-30	1,096	998	1,073	997
2030-31	975	955	984	909
Total 2011-2031	14,841	16,529	17,061	16,902

Actual / known completions shown in bold

Appendix C: Five-year supply calculations (Actual figures at 1 April 2019. Subsequent years assume housing delivery as per App. A)

Scenario 1:

Housing requirement: 15,950

Stepped approach as per proposed Policy IMR1 (500 homes per year 2011-2021; 1,100 per year 2021-2031)

	Five-year supply (Sedgefield)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	4,000	4,500	5,000	6,100	7,200
C	Shortfall against target as at 1 April (A – C)	-1,504	-1,603	-1,608	-2,228	-2,550
D	Target for next five years	4,300	4,900	5,500	5,500	5,500
E	Shortfall to be addressed in five year period (Sedgefield method) (-C)	1,504	1,603	1,608	2,228	2,550
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	6,965	7,804	8,530	9,274	9,660
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	2.4	2.8	3.1	3.4	3.5

	Five-year supply (Liverpool)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	4,000	4,500	5,000	6,100	7,200
C	Shortfall against target as at 1 April	-1,504	-1,603	-1,608	-2,228	-2,550
D	Target for next five years	4,300	4,900	5,500	5,500	5,500
E	Shortfall to be addressed in five year period (Liverpool method) (-C annualised * 5)	627	729	805	1,238	1,594
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	5,912	6,754	7,565	8,085	8,513
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	2.8	3.3	3.5	3.9	4.0

Scenario 2:

Housing requirement: 15,950

Non-stepped approach (800 homes per year 2011-2031)

	Five-year supply (Sedgefield)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	6,400	7,200	8,000	8,800	9,600
C	Shortfall against target as at 1 April (A – C)	-3,904	-4,303	-4,608	-4,928	-4,950
D	Target for next five years	4,000	4,000	4,000	4,000	4,000
E	Shortfall to be addressed in five year period (Sedgefield method) (-C)	3,904	4,303	4,608	4,928	4,950
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	9,485	9,964	10,330	10,714	10,740
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	1.8	2.2	2.6	2.9	3.2

	Five-year supply (Liverpool)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	6,400	7,200	8,000	8,800	9,600
C	Shortfall against target as at 1 April	-3,904	-4,303	-4,608	-4,928	-4,950
D	Target for next five years	4,000	4,000	4,000	4,000	4,000
E	Shortfall to be addressed in five year period (Liverpool method) (-C annualised * 5)	1,627	1,956	2,305	2,737	3,094
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	6,752	7,147	7,565	8,085	8,513
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	2.5	3.1	3.5	3.9	4.0

Scenario 3:

Housing requirement: 15,950

Three-stepped approach (300 homes per year 2011-2019; 600 homes per year 2019-2024; 1,500 homes per year 2024-2031)

	Five-year supply (Sedgefield)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	2,400	3,000	3,600	4,200	4,800
C	Shortfall against target as at 1 April (A – C)	96 (surplus)	-103	-208	-328	-150
D	Target for next five years	3,000	3,900	4,800	5,700	6,600
E	Shortfall to be addressed in five year period (Sedgefield method) (-C)	0	103	208	328	150
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	3,600	4,804	6,010	7,234	8,100
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	4.7	4.6	4.5	4.3	4.2

	Five-year supply (Liverpool)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	2,400	3,000	3,600	4,200	4,800
C	Shortfall against target as at 1 April	96 (surplus)	-103	-208	-328	-150
D	Target for next five years	3,000	3,900	4,800	5,700	6,600
E	Shortfall to be addressed in five year period (Liverpool method) (-C annualised * 5)	0	47	105	183	94
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	3,600	4,736	5,885	7,059	8,033
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	4.7	4.7	4.5	4.4	4.2

Scenario 4:

Housing requirement: 14,000

Non-stepped approach (700 homes per year 2011-2031)

	Five-year supply (Sedgefield)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	5,600	6,300	7,000	7,700	8,400
C	Shortfall against target as at 1 April (A – C)	-3,104	-3,403	-3,608	-3,828	-3,750
D	Target for next five years	3,500	3,500	3,500	3,500	3,500
E	Shortfall to be addressed in five year period (Sedgefield method) (-C)	3,104	3,403	3,608	3,828	3,750
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	7,925	8,284	8,530	8,794	8,700
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	2.1	2.7	3.1	3.6	3.9

	Five-year supply (Liverpool)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	5,600	6,300	7,000	7,700	8,400
C	Shortfall against target as at 1 April	-3,104	-3,403	-3,608	-3,828	-3,750
D	Target for next five years	3,500	3,500	3,500	3,500	3,500
E	Shortfall to be addressed in five year period (Liverpool method) (-C annualised * 5)	1,293	1,547	1,805	2,127	2,344
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	5,752	6,056	6,365	6,752	7,013
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	2.9	3.7	4.2	4.6	4.9

Scenario 5:

Housing requirement: 14,000

Two-stepped approach based upon IMR1 (400 homes per year 2011-2021; 1,000 homes per year 2021-2031)

	Five-year supply (Sedgefield)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	3,200	3,600	4,000	5,000	6,000
C	Shortfall against target as at 1 April (A – C)	-704	-703	-608	-1,128	-1,350
D	Target for next five years	3,200	3,800	4,400	5,000	5,000
E	Shortfall to be addressed in five year period (Sedgefield method) (-C)	704	703	608	1,128	1,350
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	5,405	6,124	6,730	7,354	7,620
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	3.1	3.6	4.0	4.2	4.5

	Five-year supply (Liverpool)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	3,200	3,600	4,000	5,000	6,000
C	Shortfall against target as at 1 April	-704	-703	-608	-1,128	-1,350
D	Target for next five years	3,200	3,800	4,400	5,000	5,000
E	Shortfall to be addressed in five year period (Liverpool method) (-C annualised * 5)	293	320	305	627	844
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	4,912	5,663	6,365	6,752	7,013
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	3.4	3.9	4.2	4.6	4.9

Scenario 6:

Housing requirement: 14,000

Three-stepped approach (350 homes per year 2011-2019; 500 homes per year 2019-2024; 1,250 homes per year 2024-2031)

	Five-year supply (Sedgefield)	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	2,800	3,300	3,800	4,300	4,800
C	Shortfall against target as at 1 April (A – C)	-304	-403	-408	-428	-150
D	Target for next five years	2,500	3,250	4,000	4,750	5,500
E	Shortfall to be addressed in five year period (Sedgefield method) (-C)	304	403	408	428	150
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	3,365	4,384	5,290	6,214	6,780
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	4.99	5.05	5.06	5.03	5.03

	Five-year supply (Liverpool) RECOMMENDED APPROACH	1 April 2019	1 April 2020	1 April 2021	1 April 2022	1 April 2023
A	Cumulative completions since 1 April 2011	2,496	2,897	3,392	3,872	4,650
B	Cumulative target since 1 April 2011	2,800	3,300	3,800	4,300	4,800
C	Shortfall against target as at 1 April	-304	-403	-408	-428	-150
D	Target for next five years	2,500	3,250	4,000	4,750	5,500
E	Shortfall to be addressed in five year period (Liverpool method) (-C annualised * 5)	127	183	205	238	94
F	Buffer to be applied	+20%	+20%	+20%	+20%	+20%
G	Total five year requirement (D + E) * F	3,152	4,120	5,045	5,985	6,713
H	Projected delivery in five-year period	3,359	4,426	5,351	6,249	6,821
I	Years land supply (H / G) * 5	5.3	5.4	5.3	5.2	5.1