



North Hertfordshire District Council Interim five-year land supply for decision-taking at 1st April 2021

1. The table on the following page sets out an interim five-year land supply position for decision-taking purposes as at 1st April 2021.
2. In the monitoring year to 31 March 2021, 548 net additional dwellings were recorded as complete in North Hertfordshire¹. This brings the total since 1st April 2011 to 3,362. This represents an average of 336 homes per year over the last decade. A total of 1,086 homes (362 per year) have been completed in the last three years.
3. The five-year housing land supply situation set out below complies with the February 2019 version of the NPPF. However, it does not replace any information that has been submitted to the ongoing examination of the new Local Plan (2011-2031). The examination is a separate process that is running under its own policy and procedures.
4. Under the transitional arrangements in the 2019 NPPF, the Local Plan examination is conducted under the 2012 version of the NPPF. The examination considers five-year supply as it would be set through the new plan. This takes into account the prospective contributions to five-year supply from proposed new allocations should the plan proceed to adoption (including proposed allocations currently designated as Green Belt) as well as any proposed approaches to the phasing or stepping of the housing target and dealing with any backlog.
5. However, the examination remains ongoing and the approach proposed in the new Local Plan is not presently used for decision-making purposes. In the absence of an up-to-date, adopted housing target, authorities must use the Government's standard method as the basis for five-year supply calculations. There is therefore a significant discrepancy between the results achieved using the two approaches as the interim five-year supply for decision-taking predominantly relies upon extant planning permissions only.
6. It has been established that the definition of 'deliverable' in Annex 2 of the 2019 NPPF is not a closed list and emerging allocations in new Local Plans can be included for consideration in the five-year housing supply. An allowance has been made for one site proposed for allocation in the new Local Plan that lies within the current (1996) settlement boundary and which benefits, at 1 April 2021, from a committee resolution to grant planning permission subject to completion of a legal agreement.
7. There is no allowance made within the latest interim five-year supply figures for proposed allocations in the new Local Plan currently in the Green Belt and for which 'very special circumstances' would need to be demonstrated in advance of its adoption.
8. Should the examination proceed to an Inspector's report and / or adoption, the five-year supply figures for decision-making purposes would be updated to take account of the outcomes.

Strategic Planning Team
June 2021

¹ This does not include any (allowances for) completions in Use Class C2.

Interim five-year land supply for decision-taking at 1st April 2021

| Step | Description | Output |
|------|--|--------|
| A. | Annual housing requirement | 979 |
| B. | Buffer to be applied | +20% |
| C. | Total five-year requirement (5*[A+B]) | 5,872 |
| D. | Total C3 commitments deliverable in five-year period | 1,715 |
| E. | Allowance for non-implementation | -87 |
| F. | Total C2 commitments deliverable in five-year period | 87 |
| G. | Ratio applied to C2 commitments | 1.82 |
| H. | Additional C3 units released to the market from implementation of C2 commitments (F / G) | 48 |
| I. | Anticipated completions on other deliverable sites | 45 |
| J. | Total commitments (D+E+H+I) | 1,721 |
| K. | Years land supply (I / C) * 5 | 1.47 |

Notes

- A. Use of Standard Method to establish baseline as required by Planning Practice Guidance on Housing supply and delivery (Paragraph: 005 Reference ID: 68-005-20190722, <https://www.gov.uk/guidance/housing-supply-and-delivery>, accessed June 2021)
Average household projections 2021-2031 = 699 per annum
Source: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>, Live table 406, accessed June 2021
Uplift of 40% (capped from 43.3%) based upon houseprice affordability ratio of 10.93 from ONS
Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>, accessed June 2021
Figure shown in table rounded to nearest whole number from 978.6
- B. 20% buffer applied as required by Planning Practice Guidance on Housing supply and delivery, Paragraph: 022 Reference ID: 68-022-20190722, <https://www.gov.uk/guidance/housing-supply-and-delivery>, accessed June 2021 as last published Housing Delivery Test results for North Hertfordshire are below 85%; Housing Delivery Test 2020 Measurement (published January 2021) for North Hertfordshire: 36%
Source: <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>, accessed June 2021
- C. Figure shown in table rounded to nearest whole number calculated from unrounded figure for [A]
- D. A total of 1,885 extant permissions (net) were recorded at 1 April 2021. 170 of these are not considered deliverable within the five-year period (excluding consideration of non-implementation at [E]). These relate to outline permissions that are not considered likely to be fully implemented in this time.
- E. Of the 1,885 extant permissions (net) in [D], 871 (net) are upon sites that have not commenced development. A non-implementation rate of 10% has been applied to this figure.
- F. A total of 87 class C2 bedspaces benefited from extant permission at 1 April 2021. All are considered deliverable as the scheme is currently under construction (NHDC reference 19/00970/FP as amended by 20/00077/NMA)
- G. Calculated using 2011 Census data for North Hertfordshire as per Planning Practice Guidance on Housing supply and delivery, Paragraph: 035 Reference ID: 68-035-20190722, <https://www.gov.uk/guidance/housing-supply-and-delivery> and [Census Table CT0744](https://www.gov.uk/guidance/housing-supply-and-delivery), <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltoalllocalauthoritylevel>, accessed June 2021
- I. This allowance relates to a site that, at 1 April 2021, is proposed for allocation within the emerging Local Plan, is located within the existing (1996) settlement boundary and benefits from a committee resolution to grant planning permission subject to the completion of a s106 legal agreement

Appendix: Sites used in five-year housing supply calculations

| Application reference | Emerging Local Plan reference* | Address | Settlement | Total permitted | Extant at 1 April 2021 | Allowance in 5-year period | Notes |
|-------------------------------------|--------------------------------|---|---------------------------|-----------------|------------------------|----------------------------|---|
| C3 commitments | | | | | | | |
| 17/00110/1 | RY10 | Land south of Newmarket Road | Royston | 325 | 325 | 180 | Outline permission. Reserved matters under consideration |
| 19/00386/RM | RY1 | Land west of Royston and north of Baldock Road | Royston | 279 | 261 | 261 | Under construction. |
| 19/01758/FP | LS1 | Land at Ramerick | Lower Stondon (Ickleford) | 144 | 125 | 125 | Under construction. |
| 20/00073/FP | | North Hertfordshire College | Hitchin | 116 | 116 | 116 | Not started; Applications to discharge pre-commencement conditions under consideration |
| 18/00359/RM | RY2 | Land East of Garden Walk and North of Newmarket Road | Royston | 108 | 81 | 81 | Phase 2 under construction (Phase 1 complete). |
| 14/02485/1 | RY2 | Land East of Garden Walk and North of Newmarket Road | Royston | 139 | 139 | 114 | Residual of outline permission. Phase 3 Reserved Matters under consideration |
| 19/01416/HYA | | John Barker Place | Hitchin | 93 | 93 | 93 | Under construction |
| 19/01244/FP | | Oddyssey Health Club | Knebworth | 86 | 86 | 86 | Not started |
| 16/02256/1 | | Land Adjacent to Elm Tree Farm | Pirton | 78 | 2 | 2 | Under construction. |
| 19/01172/HYA | RY7 | Anglian Business Park, Orchard Road | Royston | 67 | 67 | 67 | Not started |
| 16/01797/1 | AS1 | Land Rear of 4-14, Claybush Road | Ashwell | 30 | 30 | 30 | Under construction. |
| 20/01096/RM | LG9 | Former Lannock Primary School | Letchworth Garden City | 30 | 30 | 30 | Under construction. |
| 18/02916/RM | | Land on The North East Side of Priors Hill | Pirton | 24 | 3 | 3 | Under construction. |
| 18/02433/FP | | 65 Bury Mead Road | Hitchin | 21 | 21 | 21 | Under construction. |
| 19/00950/FP | | Blackett Ord Court | Royston | 17 | 17 | 17 | Not started |
| 17/04419/FP | | South of 1A Lower Gower Road | Royston | 16 | 16 | 16 | Not started |
| 20/00957/FP | | 20 High Street | Baldock | 14 | 14 | 14 | Not started |
| 16/02707/1 | | St Michaels House | Letchworth Garden City | 12 | 12 | 12 | Under construction |
| 16/03262/1PN | | Station House | Knebworth | 10 | 10 | 10 | Under construction |
| 20/00193/FP | | 57 - 63 Bancroft | Hitchin | 10 | 10 | 10 | Under construction |
| | | Small sites (<10 units) | Various | 419 | 427 | 427 | Mixed; Extant permissions exceed total permitted as some losses have been implemented |
| | | Total | | 2038 | 1885 | 1715 | |
| | | Allowance for non-implementation of C3 commitments | | | | -87 | Non-implementation rate of 10% on un-commenced sites |
| C2 commitments | | | | | | | |
| 19/00970/FP | BA6 | 74 Icknield Way | Baldock | 87 | 87 | 48 | Under construction |
| | | Total | | | 87 | 48 | Ratio of 1.82:1 applied to calculate five-year supply allowance |
| Other five-year supply sites | | | | | | | |
| 18/02913/OP | LG4 | Land north of former Norton School, Norton Road | Letchworth | - | - | 45 | Resolution to grant subject to s106 at 1 April 2021; within existing (1996) settlement boundary |
| | | Total | | | | 45 | |
| | | Total five-year supply | | | | 1721 | |

*Allocation reference in proposed submission plan (October 2016); some allocations proposed for deletion through modifications as permissions have been granted and implemented