

Matter 2 – Housing Growth and the Spatial Strategy

Issue 1 – Housing Requirement

5. Following discussions at the Stage 1 hearing sessions, the Council accepted that the annual housing requirement should be applied across the full plan period from April 2024 to March 2041. It was also accepted that a recalibration of the stepped housing requirement was needed to reflect the most up-to-date position on predicted housing delivery and the forward trajectory.

Q1 How should the minimum housing requirement be reflected in the Plan to address these soundness matters? Is there a need for the housing requirement to feature in Policies SP1 and SP3?

To assist with the examination hearing sessions, it would be useful for the Council to produce a new housing requirement figure and trajectory to replace Table 3.2.

How should the minimum housing requirement be reflected in the Plan to address these soundness matters?

- 1.1 As stated, following discussions with the Planning Inspectorate at the Stage 1 hearing sessions, the Council has applied the minimum annual housing requirement across the updated plan period from 1 April 2024 to 31 March 2041. To address these soundness matters, the minimum annual housing requirement of 885 dwellings per year (as calculated using the standard method) has been applied across the updated plan period of 17 years from 1 April 2024 to 31 March 2041. This results in an updated total minimum housing requirement of 15,045 dwellings (previously 14,603 dwellings over 16.5 years) over the plan period from 1 April 2024 to 31 March 2041, which has been calculated as set out below:

Total plan period minimum housing requirement = minimum annual housing requirement (standard method) × number of years in plan period

Total plan period minimum housing requirement = 885 dwellings × 17 years

Total plan period minimum housing requirement = 15,045 dwellings

- 1.2 The Council has also accepted that a recalibration of the stepped housing requirement was needed to reflect the most up-to-date position on predicted housing delivery and the forward trajectory. That recalibration has been undertaken.
- 1.3 The Council has updated the stepped annual housing requirements to reflect the most up-to-date position on predicted housing delivery and the forward trajectory. The updated stepped annual housing requirements are set out below:
- Past completions and estimated completions (2024/25 to 2025/26): 300 dwellings per year
 - Years 1-5 (post adoption) (2026/27 to 2030/31): 630 dwellings per year

- Years 6-10 (post adoption) (2031/32 to 2035/36): 1,240 dwellings per year
- Years 11-15 (post adoption) (2036/37 to 2040/41): 1,019 dwellings per year

- 1.4 The Council has produced an updated housing trajectory to replace the previous trajectory in Table 3.2 of the submitted Local Plan, which is set out in Table 1 below. An addendum illustrating the estimated annual build out rates of individual sites in the trajectory is set out at Matter 2 Issue 1 Question 1 - Appendix 1.
- 1.5 In updating the housing trajectory the Council has become aware of an issue that it has addressed in a short paper entitled “Housing Trajectory – Amended Housing Requirement Pre-adoption” at Matter 2 Issue 1 Question 1 - Appendix 2.
- 1.6 N.B. The updated trajectory is set out as a proposed main modification in SADC/ED85A and SADC/ED85C.

Table 1: Updated Local Plan Housing Trajectory

St Albans City and District Council - Local Plan 2041 Housing Trajectory (Base Date 1 April 2024)

Category / Year	Past Completions	Estimated Completions	Years 1-5 (post adoption)					Years 6-10 (post adoption)					Years 11-15 (post adoption)					Total (2024/25 - 2040/41)
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	
Permissions:																		
Permissions (Past Completions)	381																	381
Permissions (Estimated Future Completions)		339	457	492	316	254	181	119	54	35	30	13						2,290
Permissions (Estimated Future Completions) -8% Lapse Assumption		-27	-37	-39	-25	-20	-14	-10	-4	-3	-2	-1						-182
Applications:																		
Applications with Committee Resolutions to Grant Permission Subject to S106 Agreement Completion					85	85	80	70	120	120	120	7						687
Windfall Allowance				73	145	145	145	145	145	145	145	145	145	145	145	145	145	1,958
Harpenden NP Site Allocations										15	15	27						57
Part B – Local Plan Site Allocations:																		
Hemel Garden Communities						100	175	250	315	340	365	365	440	490	500	495	465	4,300
Broad Locations (250+ Homes)				35	75	235	274	305	460	447	385	385	385	359	294	183	98	3,920
Large Sites (100-249 Homes)						50	100	51	50	30								281
Medium and Small Sites (5-99 Homes)				20	35	140	90	91	145	149	120	57						847
Green Belt - Previously Developed Land									35	20	20	4						79
Sites Within Urban Settlements (HELAA)								5	25	13								43
Sites Within Urban Settlements (UCS)					20	70	47	88	121	182	47	13	34	60	70	47	29	828
Part B – Local Plan Site Allocations (Total)				55	130	595	686	790	1,151	1,181	937	824	859	909	864	725	592	10,298
Annual Housing Requirement (Standard Method)	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	15,045
Annual Housing Requirement (Stepped)	300	300	630	630	630	630	630	1,240	1,240	1,240	1,240	1,240	1,019	1,019	1,019	1,019	1,019	15,045
Estimated Average Annual Delivery for Period	347	347	758	758	758	758	758	1,267	1,267	1,267	1,267	1,267	935	935	935	935	935	15,489
Total Housing Land Supply (Including 20% buffer in years 1-5 brought forward from years 6-15).	381	312	420	581	651	1,059	1,078	1,114	1,466	1,493	1,245	1,015	1,004	1,054	1,009	870	737	15,489

Is there a need for the housing requirement to feature in Policies SP1 and SP3?

- 1.7 Yes, the Council considers that there is a need for the updated housing requirement to feature in Policies SP1 and SP3, to reflect the updated position set out above.
- 1.8 The updated wording for Policies SP1 and SP3 is set out as proposed Main Modifications in SADC/ED85A and SADC/ED85C.