

Table 14 – Housing land supply calculation against local housing need (standard methodology)

Figures frozen as at 30/09/2020

A	Housing target 2020/21 – 2024/25 (875 x 5)	4,375
B	NPPF 20% buffer adjustment ¹ (A x 0.20)	875
C	Housing requirement for 5-year period (A+B)	5,250
D	Projected supply of sites in 5-year period (2020/21 – 2024/25) in Appendix 2	2,553
E	Windfall assumption ²	215
F	Non-implementation rate ³	-62
G	Actual projected five year supply (D+E+F)	2,706
Number of years supply (G divided by C, multiplied by 5 years)		2.58

¹ The NPPF requires either a 5% or 20% buffer to be added depending on whether an area has seen 'significant under-delivery of housing over the previous three years'. This is measured against the Housing Delivery Test, where delivery is below 85% of the housing requirement. As Welwyn Hatfield's completions over the past three years only met 71% of the requirement, a 20% buffer has been applied this year.

²A windfall allowance is made from 2023/24 for completions from future planning permissions not yet known about. The calculation for the windfall allowance presented in table 14 above is detailed in the 2019 Housing and Employment Land Availability Assessment Update. However changes to the windfall allowance, which would result in an increase to the figure in table 14, have since been proposed following meetings of the Council's Cabinet Planning and Parking Panel in January 2020.

³ The historic proportion of dwellings granted permission but never built is 3.0%. This is applied to sites which have not yet commenced construction.

5.19 Against the standard methodology the borough has a **housing land supply of 2.58 years**. Whilst the housing supply is below the national 5-year requirement, until the Draft Local Plan is adopted, the borough is unlikely to be able to meet this requirement. Figure 6 sets out the components of expected housing supply over the five year period, as well as the housing trajectory for the remainder of the plan period. The trajectory includes sites in the submitted Draft Local Plan, it does not include new sites currently being consulted upon. The 5-year supply is largely made up of planning permissions, although some urban local plan sites which already have permission granted, or have progressing applications and are included on the Brownfield Land Register, also make up part of the supply. It is apparent how delivery on sites proposed for allocation in the Local Plan is expected to accelerate towards the middle and end of the plan period. Infrastructure and other constraints on some of the larger strategic sites are likely to affect lead-in times and delivery in the earlier years of the plan period. Increasing levels of windfall (i.e. future planning permissions not yet known about) will make up an increased part of supply towards the end of the plan period.

Figure 6 – Plan Period Housing Trajectory for Welwyn Hatfield

