

Land North of Bradmore Way Appeal: Note on Appellants Proof (POE) Five Year Housing Supply

- 1.1 This Rebuttal Proof is written in response to the appellants Proof of Evidence in relation to the five year housing supply and the accompanying appendix EP1 - Assessment of Sites. As discussed at the Case Management Hearing on 20 January 2022, the Council does not wish to respond to those parts of the evidence of Mr. Pycroft which address the anticipated five-year supply position *in the future*. That will be a matter to be addressed either as part of the emerging Local Plan process, or for future development management decisions. The evidence he responds to was published for the for the Local Plan examination rather than to be used for housing land supply in decision making. Therefore the 1st April 2023 position presented by the appellant has not been addressed in this note.
- 1.2 The Council's latest published five year housing land supply position of 2.63 years at 1st April 2022 was presented in the 2022 Housing Delivery Test Action Plan. This was calculated for decision making against the standard methodology and would continue to be calculated against the standard methodology until adoption of the Local Plan. The appellant has disputed the inclusion/capacity of three sites within the Council's 1st April 2022 housing land supply position.

Five Year Housing Land Supply 1st April 2022

- 1.3 The appellant has disputed the inclusion/capacity of three sites included within the Council's 1st April 2022 housing land supply position and argues that 1,043 dwellings should be removed from the five year supply, which would result in a reduction in the supply from 2.63 years to 1.65 years. The three sites that have been disputed by the appellant are:
- Broadwater Road West SPD Site (The Wheat Quarter) – the appellant argues this should be reduced from 760 to 208
 - North East of WGC (Panshanger) – the appellant argues 462 dwellings should be removed from the supply
 - YMCA, 90 Peartree Lane – the appellant argues 29 dwellings should be removed from the supply

Broadwater Road West SPD Site

- 1.4 The Council's 1st April 2022 five year housing land supply position includes 760 dwellings at this site:

	2022/23	2023/24	2024/25	2025/26	2026/27
Broadwater Road West SPD Site - 6/2018/0171/MAJ	208		100	226	226

- 1.4 The site has detailed planning permission for 1,340 C3 dwellings plus 114 C2 dwellings under planning reference 6/2018/0171/MAJ. The site is also included on the Council's Brownfield Land Register and is proposed for allocation in the Draft Local Plan (SDS3/Pea02b). Construction at the site has commenced under this extant permission, with the first 208 units now having been built out and completing in year one of the relevant five year housing supply period (2022/23). Only 760 of the 1,403 dwellings with full permission (1340 C3 + 63 C2 dwelling equivalent allowance) have been included in the supply, reflecting the sites complexity and size, however also that construction at the site has now commenced and dwellings are now being delivered.
- 1.5 The 2021 National Planning Policy Framework (NPPF), Annex 2, definition of deliverable states that:
- “...all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)...”*
- 1.6 Whilst two subsequent applications have been submitted for the site, the remaining dwellings under the extant permission could still be implemented and there is no clear evidence that the number of homes outlined in the supply will *not* be delivered within the five years at this site. Following the 208 completing in 2022/23, the next forecast completions included in the five year housing land supply for this site are not until 2024/25, reflecting a pause in delivery while the subsequent applications are under consideration. It is considered reasonable that completions at this site could continue in 2024/25, whether under the extant permission or under any revised application *if* they were to be granted permission.

Land North East of WGC (Panshanger)

- 1.7 The 1st April 2022 five year housing land supply position includes 462 dwellings at this site:

	2022/23	2023/24	2024/25	2025/26	2026/27
North East of WGC (Panshanger)- 6/2018/0873/OUTLINE			150	150	162

- 1.8 An outline planning application for this site was approved on 13 February 2020 (6/2018/0873/OUTLINE) for up to 650 residential units (phase 1). A further outline planning application seeking to provide a further 210 residential units and 6 Gypsy & Traveller Pitches has been submitted and is pending consideration – phase 2 (6/2021/3096/OUTLINE). A reserved matters application has also been submitted in relation to the construction of the spine road and related highways (6/2021/3436/RM) and is awaiting determination. The site is proposed for allocation in the Draft Local Plan (SDS1/WGC4).

- 1.9 The landowner of this site is Homes England, the Government’s housing accelerator. One of the key roles of Homes England is to *accelerate* the release of land for the creation of new homes. Homes England are obtaining planning consents and will build out the spine road and supporting infrastructure. Development parcels will be marketed to developers for final design and build elements. The submitted (November 2021) planning application for phase 2 notes that : ‘Homes England will be fully involved throughout the development process to ensure pace, quality, continuity and consistency’. [emphasis added]
- 1.10 Information received from the developer in a survey sent out in April/May 2022, as part of the Local Plan examination, indicated that the site is estimated to begin delivering completions from 2024/25.

YMCA, 90 Peartree Lane, Welwyn Garden City

- 1.11 The 1st April 2022 five year housing land supply position includes a net total of 29 dwellings and dwelling equivalents at this site:

	2022/23	2023/24	2024/25	2025/26	2026/27
YMCA, 90 Peartree Lane, Welwyn Garden City - 6/2018/0873/OUTLINE		29			

- 1.12 This site had outline planning permission (6/2019/2714/OUTLINE) granted in August 2022. The site is also included on the Council’s Brownfield Land register and is proposed for allocation in the Draft Local Plan (Pea104). At the base date of the five year housing land supply (1st April 2022), this site had a resolution to grant outline permission subject to s106 agreement. The permission is for the demolition of the existing (125 bed) hostel and development of a 100-bed hostel and 43 residential apartments. The figure of 29 included in the supply reflects the net total expected at this site (Existing hostel is 125 bedspaces therefore there will be a loss of 25 bedspaces. Using the ratio for communal accommodation dwelling equivalents of 1.8, this results in a loss of 14 dwellings equivalents: 43-14= net total of 29).
- 1.13 Planning conditions for this site have since been submitted in December 2022 (6/2022/2887/COND) including a construction phasing plan which indicates that construction at this site will commence in January 2023 with final completion by January 2025.
- 1.14 Whilst this indicates that delivery is expected slightly later than that forecast in the Council’s five year housing land supply, this would still fall well within the five year supply period.

Analysis of Historic Delivery Timescales

- 1.15 When forecasting expected completion rates and timescales for the five year housing land supply, the Council takes into account various information including the planning status of the site, any available site specific information, the construction status of the site as well as

historic analysis of how long sites of a similar scale have taken to deliver in the past. Updated analysis carried out as part of the Council's Housing Delivery Test Action Plan 2022 showed that of the sites which completed in Welwyn Hatfield between April 2017 and March 2022, 72% of sites completed within two years of planning permission being granted, while 89% had completed within 3 years of planning permission being granted.

Additional commitments since 1st April 2022

1.16 Since the last housing land supply update at 1st April 2022, two sites have been granted full permission at appeal:

- BioPark, Welwyn Garden City (6/2020/3420/MAJ) for 289 dwellings (Aug 2022).
- 73 Bridge Road East, Welwyn Garden City (6/2020/2268/MAJ) for 111 dwellings (September 2022).

These sites will add 400 dwellings towards future updates of the five year housing land supply. They are not included in the present supply because they were not commitments as at the base date. They will be included in the housing land supply when that rolls over to a base date of 1st April 2023.

1.17 The proposed Draft Local Plan site Land South of Northaw Road East, Cuffley (HS28) had outline planning permission (S6/2015/1342/PP) granted for 121 dwellings in March 2022. However, this site was *not* included in the supply position at 1st April 2022 because it only had outline permission. Since 1st April 2022, a reserved matters application was submitted for this site in July 2022, which also seeks to discharge conditions. This site is expected to deliver within the five years and would also be included in future updates to the five year housing land supply.

1.18 In addition, the site Colesdale Farm, Northaw was granted outline permission for 34 dwellings in February 2022 (6/2019/2760/OUTLINE). This outline permission was not included in the Council's 1st April 2022 five year supply because it only had outline permission, however information submitted for the appeal indicated that this site is available now and would be delivered without delay. Therefore, it is considered that this site would contribute to the housing supply at the latter end of the five year supply period, and would be added to subsequent updates.

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