

Welwyn Hatfield Local Plan
Updated Housing Monitoring
June 2023

- 1.1 This note has been prepared in response to a request from the Local Plan Inspector and inform the proposed Further Main Modifications Consultation. It provides an update to the Local Plan housing supply and residual requirement resulting from the Council's latest housing monitoring information to 1st April 2023. Adoption of Welwyn Hatfield's Local Plan is still assumed to be in 2023, therefore year one of the plan remains as 2023/24. Annual delivery assumptions for proposed Local Plan site allocations (i.e. where sites fall within the housing trajectory) have not been amended within this update unless in relation to 2022/23 completions.
- 1.2 The last update to the Local Plan housing supply and residual requirement was presented in Examination document EX294 and was calculated based on the housing monitoring data at 1st April 2022. Net completions for 1 Apr 2016 – 31 Mar 2022 totalled 2,731 dwellings. As adoption was then also assumed to be 2023/24, the shortfall for the period prior to adoption was calculated using an estimated completions figure for 2022/23 of 613 dwellings (total estimate completions for 2016-23 was therefore 3,344 dwellings).
- 1.3 The annual completions and commencements survey of extant planning permissions is carried out by Hertfordshire County Council each year and the Council now has figures for housing completions for 2022/23. The net completions figure of **487 dwellings**, is lower than the 613 dwellings previously forecast for 22/23. Total completions for the pre-adoption period of 2016 – 2023 therefore amount to 3,218 dwellings. Against the requirement of 5,320 (760 x 7 years) the shortfall for the period prior to adoption is 2,102 dwellings (previously estimated at 1,976 dwellings).

Table 1: Updated completions prior to adoption (2016/17 – 2022/23)

Completions 2016-23	3,218
Requirement (760 x 7 years) 2016-23	5,320
Shortfall (2016 – 2023)	2,102

- 1.4 Whilst some sites actually completed earlier or a higher number of dwellings than was forecast, more sites did not come forward as quickly as estimated resulting in fewer overall completions in 22/23 than were previously forecast. Commitments/sites which

completed in 22/23 have now been moved into completions, meanwhile commitments/sites which did *not* complete in 22/23 as forecast will now fall into the supply for 23/24 or later years. The total plan period supply does not change as a result of the completions – however where sites/commitments fall within the trajectory does change.

- 1.5 Between 1st April 2022 and 31st March 2023, planning permission has been granted for an additional 175 dwellings (net). This does not include any Local Plan allocations which were granted planning permission during this time as these are included in the site allocations figures. Permissions which have lapsed between 1st April 2022 and 31st March 2023 have been removed from the commitments figure. Provisional lapsed permissions amount to -28 dwellings which are deducted from the change in total commitments.
- 1.6 In order to reflect the additional year of commitments/permissions granted, the period over which the windfall allowance is made should also be updated to avoid double counting. It is expected that any completions over the subsequent three years from the last supply update (now 31 March 2023) are already known about and factored into the supply through commitments or allocations. Therefore, a windfall allowance for 2025/26 is no longer made (-139 dwellings).
- 1.7 These updates to the commitments and windfall result in an increase of to the Local Plan housing supply of +8 dwellings. Total identified supply between 2016-36 therefore amounts to 13,400 dwellings (previously 13,392 dwellings).

Table 2: Updated Local Plan Housing Supply Summary

	2016/17- 2022/23 (Pre- adoption)	Years 1-5 (2023/24 - 2027/28)	Years 6-10 (2028/29- 2032/33)	Years 11-13 (2033/34- 2035/36)	Total Plan period 2016-36
Completions 1 Apr 2016- 31 Mar 2023	3,218	0	0	0	3,218
Commitments		754	1	0	755
Windfall allowance		278	695	417	1,390
Small Sites		8	8	0	16
Site Allocations (excluding any completions 2016-23)		4,598	3,001	422	8,021
Total	3,218	5,638	3,705	839	13,400

Residual Requirement

- 1.8 In order to reflect the revised shortfall for 2016-23, the residual requirement has been re-calculated. The Liverpool methodology, which makes up the shortfall over the entire plan period, has been used (the Council's justification for this approach was discussed in EX294, paragraph 4.2). A 20% buffer (moved forward from years 6-13) continues to apply, reflecting under delivery of housing in recent years. The requirement for the ten year period for which specific sites need to be identified is **9,563 dwellings** (the previous requirement for the ten years was 9,462 dwellings).

Table 3: Updated residual requirement 2023/24 – 2035/36

	Completions 16/17 - 22/23 (Provisional)	Years 1-5 (2023/24 - 2027/28)	Years 6-10 (2028/29- 2032/33)	Years 11-13 (2033/34- 2035/36)	Total Years 1-10	Plan Period
Target (760 dpa)		3,800.0	3,800.0	2,280.0		
Shortfall		808.5	808.5	485.1		
Buffer (20%)*		921.7	-576.1	-345.6		
Requirement	3,218	5,530.2	4032.4	2,419.4	9,562.6	15,200

*Applied to years 1-5, moved forward from years 6-13

- 1.9 However, as discussed in paragraph 1.4, the supply that falls within the ten years has also increased due to sites which were expected to deliver in 22/23 now being pushed back to 23/24 or later. Looking at the updated housing requirement compared with the updated supply, over the entire plan period 2016 to 2036 the identified housing supply is 1,800 short of the requirement. Additional sites to be allocated to meet this remaining need will be considered as part of an early review. Over the first ten years following adoption the Council is 220 dwellings short of the requirement. In terms of the first five years, the supply is 108 dwellings above the requirement (5.1 years supply).

Table 4: Updated housing requirement compared with supply

	Completions 16/17 - 22/23	Years 1-5 (2023/24 - 2027/28)	Years 6-10 (2028/29- 2032/33)	Years 11-13 (2033/34- 2035/36)	Total Years 1-10	Plan Period
Requirement	3,218	5,530	4,032	2,419	9,563	15,200
Supply	3,218	5,638	3,705	839	9,343	13,400
Difference	0	+108	-327	-1,580	-220	-1,800