



Five-Year Housing Land Supply Update

May 2024



**North
Herts**
Council



Our places

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period in 2011. This is shown in fig 3 which illustrates the number of sites classified 'windfall' through the development management process and as recorded by Hertfordshire County Council.



Fig 3 – Total gross windfall completions since the start of the Plan period

4. Conclusions

- 4.1 Our total requirement for housing delivery from 1 April 2024 – 31 March 2029 in the District is **5,990 dwellings**. This incorporates the objectively assessed housing need annual rate of 1,120 dwellings per year and the annual shortfall of 78 dwellings, totaling 1,198 dwellings per year.

Total supply of deliverable housing identified	31 March 2024
Total number of dwellings under construction	530
Total number of dwellings with detailed planning permission (including -10% for non-implementation of under ten dwellings)	737
Total number of dwellings with prior notification (including -10% for non-implementation of under ten dwellings)	29
Total number of dwellings with outline permission/S106 (including -10% for non-implementation of under ten dwellings)	722
Total number of dwellings for other 'Deliverable' sites	2,254
Total number of dwellings for windfall sites	359
Total identified supply	4,631

Table 8 – Total supply of deliverable housing identified 31 March 2024

- 4.2 Table 6 shows that the **total supply of deliverable housing identified by the Council for that five-year period is 4,631 dwellings.**
- 4.3 We discount 10% for schemes that are granted planning permission and delivering less than 10 dwellings to account for any non-implementation of these smaller schemes.
- 4.4 This means we can demonstrate a deficit of **1,359 dwellings** over the five-year period of 2024/25 – 2028/29.
- 4.5 Table 9 shows that we can demonstrate a five-year land position of **3.9 years** against our adopted housing requirement. This figure falls below the required five-year figure.

Five-year housing supply calculation		
A	Objectively assessed need (dwellings per year)	650 (average)
	a) 2011/12 – 2019/20	350 (total 3,150)
	b) 2020/21 – 2023/24	500 (total 2,000)
	c) 2024/25 – 2030/31	1,120 (total 7,840)
B	Local Plan period (years)	20
C	Adopted housing target 2011 – 2031 (A x B)	12,990
D	Completions 1 April 2011 – 31 March 2024	4,610
E	Target 1 April 2011 – 31 March 2024	5,150
F	Shortfall against target on 31 March 2024 (E – D)	-540
G	Target 1 Apr 2024 – 31 Mar 2029	5,600
H	Surplus / Shortfall to be delivered in 5yr period (F / 7 x 5)	390
I	Buffer to be applied (0% / 20%) based on 2022 HDT consequence	0%
J	Total 5yr requirement ((G - H) + I)	5,990
K	Dwellings for sites under construction	530
L	Dwellings granted permission or prior approval	766
M	Dwellings granted outline permission or subject to S106	722
N	Other dwellings considered 'deliverable'	2,254
O	Dwellings from Windfall sites	359
P	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (K + L + M + N + O)	4,631
Q	Surplus of dwellings (P – J)	-1,359
R	Total Years Housing Supply ((P / J) x 5)	3.9