

Housing Land Supply Estimate at 1/4/24 based on evidence to 1/7/24

The last formal valid Housing Land Supply figure for the District was calculated and presented in the 1st April 2023 Authority's Monitoring Report (AMR).

The AMR for April 2023 on page 120 gives a 5 years housing supply of 1.9 years. The annual requirement is 888 plus a 20% buffer, making 1,066.

We need to consider what this might be at 1st April 2024 with the further 15 months knowledge of housing permissions.

Stage 1

We must first of all consider how the projections made in April 2023 might now look in April 2024.

To ascertain to what extent these increase, we can look at how they have changed, year-on-year, over the previous three years, from the reports shown here:

<https://www.stalbans.gov.uk/authoritys-monitoring-reports>

We can take a fixed five year period which features in all three years being compared, so have taken 23/24 to 27/28.

Each report details by specific site, how many units are expected to be built and in which year (1 April to 31 March). In addition to the sites being listed, over time further sites will be added as new applications are passed.

However, before we can assess this properly, we need to identify and remove the one-off Green Belt developments that were permitted, which increased the number of units in the analysis period.

Stage 2

There were four substantial sites approved in the analysis period, these were:

Oaklands College
r/o 112 Harpenden Road
r/o Burston Garden Centre
Roundhouse Farm

For each report year, the units listed for these developments were removed to give "Adjusted base units".

With each report, the numbers allocated in relation to these sites changed, year-by-year due to changing build rates. This does not affect the adjusted base units, since the actual figures quoted have been removed.

Stage 3

We can now compare the number of "base units" in the report for 2020 with that of 2021, and can see a 57.9% increase in base units.

Repeating this for 2021 and 2022, we have 13.9%, and 2022 with 2023 we have 48.3%.

The likely reason for a high “mark-up” in 2021, is that it was against the main Covid year of 2020, hence lower number of applications in that year. This would have resulted in more applications coming forward in 2021, giving rise to a lower “mark-up” in 2022. These “mark-up” percentages would have offset each other, resulting in an average that should be accurate.

The average “mark-up” of base units for the three analysis years is 40.0%.

For clarity, this equates to the actual increase in the number of specific sites added, due to new applications being passed, but omitting the one-off large Green Belt applications.

Stage 4

If we now apply this 40.0% “mark-up” to the build projections listed in the April 2023 report, we arrive at a base figure for April 2024, for the 5 years 24/25 to 28/29. This gives 1,538.

Stage 5

To each set of five year figures is added a “Windfall Allowance” for years 3, 4 and 5. For St Albans District this is 180 per year and relates to projects where nothing is currently known.

This gives an adjusted figure of $1,538 + 3 \times 180 = 2,078$

Stage 6

In addition to these, since early 2023 a number of applications have been passed which were outside the planned schedule and in most cases against the Council’s recommendation. These include:

Ragged Hall Lane Appeal – 53 units
Chiswel Green North Appeal – 330 units
Chiswell Green South Appeal – 391 units
Copewood application on GB – 190 units

However the build time for these applications will be spread over several years and only some of them are likely to fall within the 5 year period from 1/4/24 to 31/3/29 (see table for the estimated spread of availability).

Allocating these over the likely build period, provides a revised total for the 5 year period from 1/4/24 to 31/3/29, of **2,827**.

Based on an annual housing requirement figure of 1,066, this would equate to **2.7 years**, which should be regarded as the current Housing Supply figure.

Note

In addition to the above, there are a number of schemes that are either yet to be determined, gone to appeal, or awaiting some other pending outcome, in addition to a particularly large scheme that is in its early stages of consultation. It is highly likely that one or more of these will result in further units being built within the five year period, which of course would increase the housing supply figure further.

Those awaiting a decision include:

Lye Lane Bricket Wood – 115

Roundhouse Farm - 155

High Street, Colney Heath – 45

Tollgate Road – 150

Roestock Lane – 110

Colney Heath – 26

Alban Way – 190

Woollam Park, Harpenden Road – 1,000

Estimate of Housing Supply figure as of 1/4/24

Projections based on AMR:	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Base Units 23/24 to 27/28	% increase on the same period the previous year
2020 Report											
Total Stated Units	368	302	174	112	35	13					
One-off Green Belt units (a)	71	70	70								
Adjusted base units	297	232	104	112	35	13				496	
2021 Report											
Total Stated Units	279	358	221	121	109	55					
One-off Green Belt units (a)	82	81									
Adjusted base units	197	277	221	121	109	55				783	57.9%
2022 Report											
Total Stated Units	561	436	340	197	65	145	145	109			
One-off Green Belt units (a, b, c & d)	55	55	92	55	14	75					
Adjusted base units	506	381	248	142	51	70	145			892	13.9%
2023 Report											
Total Stated Units	401	381	450	376	235	78	128	125	90		
One-off Green Belt units (a, c & d)	119	28		70	70	29					
Adjusted base units	282	353	450	306	165	49	128	125	90	1323	48.3%

Average % increase on previous year, in future projections for the same period 40.0%

Projected Base 2024 Report using average increase	494	630	429	231	69	179	175	126		1538	
Additional Un-planned Sites:											
Ragged Hall Lane (Appeal)						53					
Copsewood						90	100				
Chiswell Green North						100	115	115			
Chiswell Green South						100	191	100			
Windfall Allowance				180	180	180	180	180			
Total in assessment period		630	429	411	592	765				2827	
Projected 5 year housing supply as of 1/4/24, based on an annual requirement of						1066				2.7	

- a: Oaklands College
- b: r/o 112 Harpenden Road
- c: r/o Burston Garden Centre
- d: Roundhouse Farm