

## Five Year Land Supply Position – Statement in response to Inspector’s questions.

1. **Appendix 1 in the plan starts from 9,200 dwellings, whilst para 70 of the statement seems to start from 7,400. It needs to start from the plan requirement. Does this explain the difference between the 5.2 years supply and 7.0 years supply? The latter if claimed needs to be supported by full workings out.**

- 1.1. The table in Appendix 1 of the Harlow Local Development Plan (as submitted) was based on data as at March 31<sup>st</sup> 2017. At that time the Council assessed the 5 year land supply based on the 9,200 requirement rather than the Harlow’s calculated OAHN of 7,400 (based on the SHMA July 2017). Following, however, subsequent advice from counsel and the advice received by an inspector, following a PINs advisory visit in April 2018, the Council based the calculation on the OAHN as referred to in paragraph 69 of the statement.
- 1.2. The difference in supply has arisen because of the above change. Furthermore, a number of large residential developments approved by through the Prior Notification process, along with other major housing developments that were granted planning permission. This increase in supply has consequently adjusted the trajectory to update that which was set out in the submitted plan.
- 1.3. Through site visits the Council established completions to 31<sup>st</sup> September 2018, and has projected completions on sites under construction to 31<sup>st</sup> March based on a combination of developer forecasts and recent progress on sites. In addition new major development commitments since 31<sup>st</sup> September have been included in the trajectory. The table below sets out the five year supply that is needed to meet the requirement. The Council acknowledges that there has been an under supply of deliverable dwellings evidenced in the three years before the Plan’s submission so consequently a 20% buffer has been set.

Calculating the five year requirement					
a	OAHN to be delivered in plan period	7400			
b	Completions since start of plan	2462			
c	Residual to be delivered over remaining plan period [a-b]	4938			
d	Annual requirement over plan period [a/22]	336			
e	Five year requirement [d*5]	1682			
f	Under Supply since start of plan 2011-2018	229			
g	Five year requirement plus under supply [e+f]	1911			
h	Annualised figure with under supply [g/5]	382		20% Buffer	
i	Buffers 0% 5% 20% [g; g*0.05; g*0.2]	0	annual	382	annual
j	Total 5 year requirement with buffers [g+i] [j/5] (annual)	1911	(382)	2,293	(459)

- 1.1. The table below sets out the five year land supply situation at 31st March 2019. It shows that within the five year period there are 264 deliverable dwellings allocated in the submitted plan as well as 2,959 deliverable dwellings with planning permission, meaning there is a five year land supply of 3,223 dwellings in total. When compared to the five year requirement Harlow has, therefore, 7.0 years supply with a 20% buffer.

<b>Assessing the five year supply</b>		
<b>k</b>	Proposed allocations (19/20 to 23/24)	264
<b>l</b>	Commitments (at 31 <sup>st</sup> March 2019)	2959
<b>m</b>	Total Five Year Supply [k+l]	3223
<b>With forecast completions deliverable dwellings to 31<sup>st</sup> March 2019 (m/j (annual))</b>		7.0 years

***Where do I find the existing commitments listed and is there a trajectory for their implementation?***

- 1.2. The existing commitments are listed in the Housing Supply (31/3/19) table attached as Appendix 1 together with a list of allocations that contribute to the supply of dwellings between 2019 and 2033. The trajectory for their implementation is set out in in Appendix 2.

## Appendix 1 - Housing Supply (31/3/19)

<b>COMMITMENTS</b>		<b>Dwellings 5 year Supply (2019- 2024)</b>	<b>Dwellings Years 5- 10 (2024- 2029)</b>	<b>Dwellings Years 10- 15 (2029- 2033)</b>	<b>Status</b>
<b>SITE NAME</b>	<b>Commitments</b>				
<b>Newhall Phase 2 &amp; 3 (750 + 1550 includes 300 Hubbards Hall Land)</b>	1,823	551	842	430	Under construction
<b>Land North of Gilden Way (Gilden park)</b>	905	625	161		Under construction
<b>Harvey Centre, West Gate, Market Square ,Broad Walk</b>	468	468			Awaiting car park management plan
<b>Former Pearson's Edinburgh Gate including (Prior Notification)</b>	258	158			Under construction
<b>The Briars, Copshall Close, Ayletts Field(Priority Estate Area)</b>	236	114			Under construction
<b>1-7 Burnt Mill (SUPERCEEDS 16/400)</b>	172	172			Under construction
<b>Former Rugby Club Ram Gorse</b>	109	89			Under construction
<b>The Angle</b>	69	69			Not started
<b>Mitre Buildings Kitson Way (PD PrNotice)</b>	66	66			Under construction
<b>HS2 - 4 Lister House Perry Road</b>	46	46			Not started
<b>1st, 2nd, 3rd Market House (Prior Notification) plus 8 new floor</b>	46	46			Under construction
<b>Westgate House West Square (PD PrNotice)</b>	40	40			Under construction
<b>Gemini House. Flex Meadow CM19 5TJ PRIOR NOTIFICATION 22+8pp</b>	30	30			Under construction
<b>Peartree Business Centre South Rd. CM20 2BD PRIOR NOTIFICATION</b>	24	24			Not started
<b>1 &amp; 1a Walfords Close</b>	12	12			Under construction
<b>Redevelopment Of Land Rear Of 28-32 Mulberry Green</b>	10	10			Under construction
<b>6 - 20 The Rows CM20 1BZ</b>	13	13			Not started
<b>Land South Of 43-56 Bushey Croft</b>	16	16			Not started
<b>Edinburgh Gate Car Park</b>	361	200	161		Not started
<b>Northbrooks House</b>	47	47			Not started
<b>Gilden Park (Land North of Gilden Way) Increase of 144 on original</b>	144		144		Additional to Gilden Park
<b>Small Sites 9 dwellings and below</b>	64	57			
<b>TOTAL</b>	<b>4697</b>	<b>2959</b>	<b>1308</b>	<b>430</b>	

# LOCAL PLAN ALLOCATIONS

REF	SITE NAME	ALLOCATED	Dwellings 5 year Supply (2019-2024)	Dwellings Years 5-10 (2024-2029)	Dwellings Years 10-15 (2029- 2033)	Status
HS3	East of Newhall,	2,600	100	1350	1150	500 beyond plan period
HS2- 1	Princess Alexandra Hospital	650			650	
HS2- 2	*Service bays rear of The Stow	70	70			Application submitted Awaiting developer progress on viability of affordable housing
HS2- 3	* Land east of Katherines Way west of Deer Park	69		69		
HS2- 4	* Lister House, Staple Tye Mews, Staple Tye Depot, and The Gateway Nursery	42				With Planning Permission (commitment) for 46 dwellings
HS2- 5	*South of Clifton Hatch	36		36		
HS2- 6	* Riddings Lane	35	35			
HS2- 7	* Kingsmoor Recreation Centre	35		35		
HS2- 8	The Evangelical Lutheran Church, Tawneys Road	35		35		
HS2- 9	* Land east of 144-154 Fennells	23			23	
HS2- 10	* Pollard Hatch plus garages and adjacent land	20	20			
HS2- 11	* Land between Second Ave and St. Andrews Meadow	16	16			17 dwellings on consent
HS2- 12	* Coppice Hatch and garages	16			16	
HS2- 13	* Sherards House	15		15		
HS2- 14	* Elm Hatch and Public House	13	13			17 dwellings on consent application submitted
HS2- 15	* Playground west of 93-100 Jocelyns	12			12	
HS2- 16	* Fishers Hatch	10	10			
HS2- 17	* Slacksbury Hatch and associated garages	10		10		
HS2- 18	* Garage blocks adjacent to Nicholls Tower	10			10	
HS2- 19	* Stewards Farm	10		10		
HS2- 20	* Land between Barn Mead and Five Acres	10			10	
HS2- 21	* Pypers Hatch	10			10	
TOTAL		3,747	264	1560	1881	

• Harlow Council ownership (HS2- Part ownership)

## Appendix 2 HOUSING TRAJECTORY

