

Tuesday 1 May (10am)

Matter 1 – Overall Strategy and Housing Provision
(RCS generally, Policies CS1, CS3, CS22)

Appendix 1 Hertsmere Housing Targets and Assessment

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1. RSS Housing Growth

“3.3 The RSS sets out the minimum dwelling provision for Hertfordshire for the period 2001 to 2021; a target of 83,200 dwellings is identified. The housing growth allocation for each District is set out in Table 3.1.”

Table 3.1 – RSS Dwelling Provision for Hertfordshire 2001 - 2021

District	Dwelling Target 2001-2021	Completed 2001 - 2006	Minimum to Build 2006 - 2021	Notes
Broxbourne	5,600	1,950 (390)	3,650 (240)	
Dacorum	12,000	1,860 (370)	10,140 (680)	Includes provision that may be accommodated in St Albans
East Hertfordshire	12,000	2,140 (430)	9,860 (660)	Excludes extension of Harlow
Hertsmere	5,000	1,080 (220)	3,920 (260)	

2. ONS 2003 and Chelmer Projections Compared

Comparison of percentage increase in households, 2001 to 2021
Eastern Region, Hertfordshire and districts

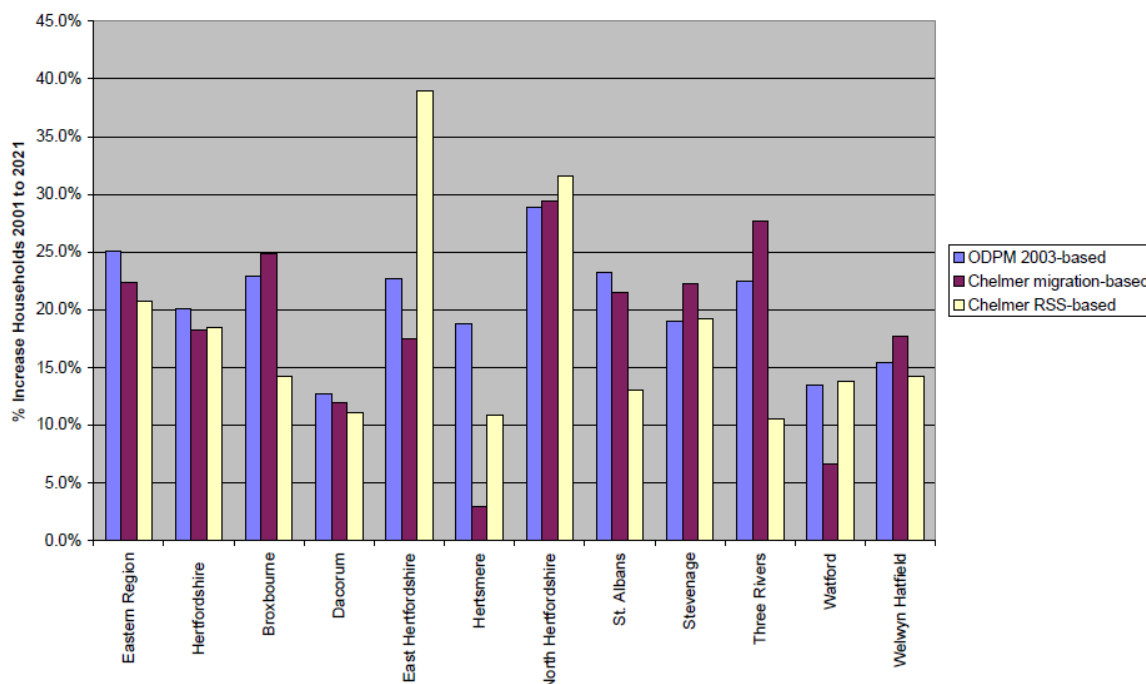


Table. Comparison of ODPM 2003-based projections with EERA 2001-based Chelmer projections

	2001 (whole numbers)	2001	2003	2006	2011	2016	2021	2026	Deducted % Increase 2003 to 2026	% Increase ODPM 2003-based 2001 to 2021	% Increase Chelmer migration-based 2001 to 2021	% Increase Chelmer RSS-based 2001 to 2021
Eastern Region	2,237,252	2,237	2,286	2,364	2,504	2,653	2,797	2,926		25%	22%	21%
Hertfordshire	421,344	421	428	439	460	484	506	527	23%	20%	18%	18%
Broxbourne	34,987	35	35	36	38	41	43	45	29%	23%	25%	14%
Dacorum	55,912	56	57	58	59	61	63	65	14%	13%	12%	11%
East Hertfordshire	52,163	52	53	55	58	61	64	67	26%	23%	17%	39%
Hertsmere	37,890	38	38	39	41	43	45	47	24%	19%	3%	11%
North Hertfordshire	48,909	49	50	52	56	59	63	66	32%	29%	29%	32%
St. Albans	52,741	53	54	56	59	62	65	68	26%	23%	22%	13%
Stevenage	32,781	33	33	34	36	38	39	41	24%	19%	22%	19%
Three Rivers	33,473	33	34	35	37	39	41	42	24%	22%	28%	11%
Watford	32,625	33	32	33	34	36	37	39	22%	13%	7%	14%
Welwyn Hatfield	39,863	40	40	41	42	44	46	47	18%	15%	18%	14%

3. Extract from EC02

Paragraph 2.28 of the CS recognises that a range of other options exist which could plan for greater or reduced levels of growth over the 15 year period of the Core Strategy, derived from the evidence base for the draft RS to 2031, which itself had been subject to an options/scenarios consultation. Higher housing numbers, based on greater provision for economic growth (5,295 new homes) and significantly increased rates of domestic and international migration (6,750 homes), generate increased potential housing targets over 15 years. Conversely, a number of other runs of the Chelmer model, based on zero net migration, produce targets as low as 2,300 (153 dpa) new homes, although these would not be consistent with either the adopted East of England Plan or the targets in the draft RS to 2031. The SHLAA and Infrastructure Topic Paper, as outlined below, provide a clear context for how the housing growth can be delivered and supported.

4. East of England Plan > 2031 Scenarios for housing and economic growth EERA Consultation September 2009

...3.7 Advice from the Government asks us to test growth in the range of about 30,000 to 40,000 new homes every year. This compares to about 26,000 in the current Plan and past delivery of only 22,000. The Government considers this scale of growth is necessary to stabilise long-term house prices in the region. The East of England has house prices that are many times the average income, and this has been getting worse since 2001 (although recently this trend has reversed).

3.8 The Assembly considers that it would not be appropriate to test the highest end of this range. It would be nearly doubling the rate of house building in the region (beyond the highest rate seen over fifty years) and would rely on large scale in migration and jobs growth way beyond the most optimistic projections.

3.9 Finally, the Government also separately produces a view on how many additional households there will be in each region up to 2031. This is separate from the ranges above and takes past trends and information from the Census. It suggests that an additional 34,000 households might be created each year.

Scenario 1: Roll forward of existing Plan

3.14 Scenario 1 is therefore a 'bottom-up' scenario that rolls forward both the amount and distribution of growth in line with the current Plan. This is 26,000 homes per year (521,000 overall) and 25,400 jobs per year (508,000 overall)...

Scenario 2: National housing advice and regional new settlements

3.17...Scenarios 2 and 3 test about 30,000 homes per year (rates that have been achieved in the region before, albeit in the late 1980s at the height of the property boom). (2) These require about 28,000 new jobs annually. It implies about 80,000 more homes than a roll forward.

Scenario 3: National housing advice and regional economic forecasts

3.21 Scenario 3 differs in that the influential factor is not growth capacity but the economic potential to create more jobs.

Scenario 4: National household projections

3.24 This scenario takes both its scale and distribution of growth from the Government projections of new households. The Government looks at both long-term demographic trends (such as people living longer) and movement of people into and out of different areas. The amount of dwellings required by this scenario is greater than the other three, at about 33,700 new dwellings a year. The figures imply a further 150,000 homes over a roll forward of the Plan, and a further increase in the need to generate additional jobs.

Summary:

Appendix 2. The detailed growth scenarios								
Table 4 Scenario Dwelling Totals	Scenario 1		Scenario 2		Scenario 3		Scenario 4	
	2011-2031	2011-2031	2011-2031	2011-2031	2011-2031	2011-2031	2011-2031	2011-2031
	Annual Average	20 year target	Annual Average	20 year target	Annual Average	20 year target	Annual Average	20 year target
Hertsmere	260	5,200	260	5,200	350	7,060	450	9,000
15 year equivalents	195	3900	195	3900	262.5	5295	337.5	6750

5. Sustainability Appraisal Report and Appendices Extracts

These projections provide the source for the Sustainability Appraisals

Sustainability Appraisals, as summarised below and clearly set out in full in the Sustainability Appraisal report.

Table 2.a Summary of Assessment of Alternative Growth Options Sustainability Appraisal 2010

Number	Option	Performance		
		Economic	Environmental	Social
1	2,300 dwellings	+/-	++	+/-
2	3,200 dwellings	+	+/-	++
3	3,900 dwellings	+	-	++
4	5,300 dwellings	++	-	+/-
5	6,750 dwellings	++	---	+/-

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Additional Assessment of Alternative Growth Options (2010)

4.11 The previous revision of the Core Strategy Consultation Document required the consideration of options for potential development growth due to the anticipated revocation of the East of England Plan. Previously housing targets were set by the Secretary of State through a regional plan, but with the anticipated revocation of the East of England plan, HBC has decided to set its own housing target to 2026, which needed to be justified and based on a sound evidence base. To that end HBC considered the following five options:

Table G.1 - Assessment of alternative growth options, December 2010

1. 2,300 dwellings; dwellings accommodated within urban brownfield sites
2. 3,200 dwellings; dwellings accommodated within urban brownfield sites and urban greenfield sites
3. 3,900 dwellings; dwellings accommodated within urban brownfield sites and urban greenfield sites plus limited use of Green Belt Strategic Housing Land Availability sites focused on Borehamwood and Potters Bar. Limited impact on strategic gaps between settlements.
4. 5,300 dwellings; accommodated within urban brownfield sites and urban greenfield sites plus maximum use of green belt SHLAA sites plus some less sustainable sites/intensification in urban areas.
5. 6,750 dwellings. dwellings accommodated within urban Brownfield sites, urban greenfield sites; potential redevelopment of industrial areas in Borehamwood; maximum use of green belt SHLAA sites plus some less sustainable sites/ intensification in urban areas/; significant peripheral extensions around most settlements including Radlett and Bushey; pressure on strategic gaps between Radlett, Bushey and Borehamwood; significant western extension of Borehamwood and south and west of Potters Bar with need for additional infrastructure.

4.12 The SA of these options forms part of the evidence base for setting the local housing growth target. Table 4.3 provides a summary of the comparison of options under the three sustainability dimensions: social, environmental and economic. Details of the assessments and description of the options are provided in Appendix G.

Option 1 – 2,300 dwellings accommodated within urban brownfield sites	Option 2 – 3,200 dwellings accommodated within Urban Brownfield sites and urban greenfield sites	Option 3 – 3,900 dwellings accommodated within urban brownfield sites and urban greenfield sites plus limited use of Green belt Strategic Housing Land Availability Assessment (SHLAA) sites. focused on Borehamwood and Potters Bar, limited impact on strategic gaps between settlements	Option 4 – 5,300 accommodated within urban brownfield sites and urban greenfield sites plus maximum use of green belt SHLAA sites plus some less sustainable sites/ intensification in urban areas.	Option 5 – 6,750 dwellings accommodated within urban Brownfield sites, urban greenfield sites; potential redevelopment of industrial areas in Borehamwood; maximum use of green belt SHLAA sites plus some less sustainable sites/ intensification in urban areas/; significant peripheral extensions around most settlements including Radlett and Bushey; pressure on strategic gaps between Radlett, Bushey and Borehamwood; significant western extension of Borehamwood and south and west of Potters Bar with need for additional infrastructure.
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Sustainability Appendices page 402.

“CS1 -The supply of new homes

H.1.3 This policy was updated to reflect the reduced number of houses that needs to be supplied following the anticipated abolition of the Regional Spatial Strategies – 3,200 over 15 years rather than 5,000 new homes over 20 years (a 13% annual reduction) need to be provided. Originally, some Green Belt land release would have been required, but with reduced numbers, it was no longer anticipated that Green Belt land would be required.

H.1.4 In the assessment on the Policy CS1 at the preferred option stage (see Appendix F), the Policy had been assessed, assuming the delivery of 5,000 houses. Taking into account the changes to the Policy, there would be a number of changes to the assessment as discussed below.

H.1.5 In terms of social objectives, there was no change to the assessment undertaken in Appendix F; significant beneficial effects have been identified in terms of providing access to services (Objective 2) and meeting identified housing needs (Objective 3). Although fewer dwellings were to be provided, this was based on the updated projections of the Chelmer model used to predict the number of households required for Hertsmere in the period up to 2026. The revised housing provision equated to 218 dwellings per annum, meeting realistic local housing needs.”