

Council Responses to Actions Required following Hearing Sessions for Matters 1-3 (Week One): Action Point 4

AP4. Council to propose a windfall allowance figure for inclusion in the Plan (to replace 37 dwellings per year) based on the latest evidence about historic delivery rates and expected future trends, and to consider whether any other modifications are needed to ensure that the proposed allowance represents a reliable source of supply and that effective use is made of urban land. By midday on Monday 17 September 2018.

Analysis of historic delivery rates from 2006 to 2018 on small sites (1-5 units) and minor sites (6-10 units) is set out in the Housing Windfall Report, August 2018. This concluded that small and minor sites together would yield an average windfall of 20 dwellings per year. Data for larger sites in the period 2006-2018 is set out in Table 1 below, with adjustments shown for sites that are in the Green Belt (and should therefore not be assumed to come forward in future) and sites which would have been likely to have been allocated should an up-to-date Local Plan been in place at that time (and cannot therefore be considered windfall). Two major office-to-residential conversions at Durkan House and Eleanor House are considered to be one-off office to residential opportunities which are unlikely to be repeated in future.

Table 1: Larger windfall sites, 2006-2018

Site	Units	Comment
r/o 35 High Street, Cheshunt	10	
185-205 Turners Hill, Cheshunt	19	
Peninsula Site, Hoddesdon	45	
Woods Yard, Waltham Cross	34	
06/07 TOTAL	108	
Petrol station, Waltham Cross	13	
Esdaile Hall, Hoddesdon	18	
Kingfisher Public House	14	
Land r/o 53-59 High Street, Hoddesdon	10	
The Lintons, Hoddesdon	22	
07/08 TOTAL	77	
Hertford Regional College	13 0	'Local Plan' site
08/09 TOTAL	13 0	
9-11 High Street, Waltham Cross	37	
Pardix House, Cheshunt	14	
Grove House, Waltham Cross	30	
09/10 TOTAL	81	
Former service station, Waltham Cross	14	
Hertford Regional College	19 0	'Local Plan' site
10/11 TOTAL	33 14	
The Woolpack P.H, Cheshunt	13	
11/12 TOTAL	13	
Hertford Regional College	87 0	'Local Plan' site
12/13 TOTAL	87 0	
Hertford Regional College	20 0	'Local Plan' site

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Site	Units	Comment
The Clock House Building, Hoddesdon	12	
13/14 TOTAL	32 12	
Vacant Snooker Club, Hoddesdon	14	
Eugena House, Waltham Cross	11	
111-113 Crossbrook Street, Cheshunt	16	
Former Everest Sports Ground, Cheshunt	38 0	GB/'Local Plan' Site
14/15 TOTAL	79 41	
Former Petron amusements, Hoddesdon	51	
Former Everest Sports Ground, Cheshunt	52 0	GB/'Local Plan' Site
15/16 TOTAL	103 51	
110-114 High Street, Hoddesdon	13	
Riverdene House, Cheshunt	12	
Durkan House, Waltham Cross	60 0	One-off redevelopment
Eleanor House, Waltham Cross	40 0	One-off redevelopment
16/17 TOTAL	133 33	
Grangebrook, Goffs Oak	13 0	GB
The Old Maltings, Hoddesdon	13	
Former Old Highway Tavern, Hoddesdon	10	
Bridge House, Broxbourne	33	
Land off Halstead Hill, Goffs Oak	13 0	GB
Cheshunt School Site	37 0	'Local Plan' site
17/18 TOTAL	119 56	

Table 2 below applies the above adjustments to calculation of average historic delivery rates at small, minor and larger sites.

Table 2: Adjusted Historic Delivery Rates 2006-2018

Monitoring Year	Small Sites (1-4 units)	Minor Sites (5-9 units)	Larger sites (10+ units)	Total
2006-2007	7	18	108	133
2007-2008	25	6	77	108
2008-2009	17	12	43 0	42 29
2009-2010	29	34	81	144
2010-2011	18	14	33 14	65 46
2011-2012	0	8	13	21
2012-2013	1	8	87 0	96 9
2013-2014	20	0	32 12	52 32
2014-2015	27	5	79 41	111 73
2015-2016	27	15	403 51	145 93
2016-2017	59	21	133 33	205 113
2017-2018	54	39	119 56	212 149
Total	284	180	863 486	583 950
Average	24	15	73 41	111 79

The above analysis shows that when disregarding Green Belt sites and 'Local Plan' sites from historic delivery trends, the average supply over 12 years is 79 dwellings per year.

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However, the Council considers that given the finite supply of potential windfall sites and the likelihood that these will not continue to yield the same levels indefinitely, it is realistic to adjust the forward projections downward by around 10 dwellings per year. Therefore a revised windfall allowance of **70 dwellings per year** is proposed. This would add an additional 100 dwellings to the 5-year land supply¹ and an additional 600 over the plan period².

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In order to ensure that the proposed allowance represents a reliable source of supply and that effective use is made of urban land the following modification to the plan, comprising a new policy to be inserted into the Housing chapter, is proposed:

Policy H1: Making Effective Use of Urban Land

- I. The Council will optimise the potential for housing delivery on all suitable and available brownfield sites, especially:
 - a. redevelopment/conversion and re-use of vacant or redundant sites;
 - b. estate renewal and regeneration opportunities;
 - c. suitable opportunities within defined town centre boundaries as shown on the Policies map that are in accordance with policy RTC2;
 - d. Sites within the boundaries of the Waltham Cross Area Action Plan (Policy WC3), provided that these will not impede the delivery of a strategic approach to development, in particular around transport hubs.

- II. The Council will proactively use its brownfield register to identify appropriate sites for residential development and increase planning certainty for those wishing to build new homes.

- III. The Council will continue to protect designated employment sites as shown on the policies map, in accordance with policy ED2

¹ 70 dwellings per year added in years 4 and 5 (2 years' worth) = 140. Subtract 40 dwellings from the same period already shown in the housing trajectory based on previous estimate of 20 windfalls per year.

² 70 dwellings per year in years 4-15 (12 years' worth) = 840. Subtract 240 dwellings from the same period already shown in the housing trajectory based on previous estimate of 20 windfalls per year.