

Application ref: 07/19/0200/F

PINS ref: APP/W1905/W/22/3300254

Five Year Housing Land Supply – Council Proof of Evidence Summary

The results of the 2021 Housing Delivery Test measurement (published in January 2022) identifies that Broxbourne Borough Council delivered 72% of its housing requirement over the last 3 years. Therefore, the presumption in favour of sustainable development applies by virtue of paragraph 11 of the NPPF and a Housing Delivery Test Action Plan is presently in preparation.

The general causes for under delivery are examined followed by the Council's latest Five Year Housing Land Supply position, for the monitoring year 1/04/2021-31/03/2022, of 4,821 total supply or 5.89 years. Substantial evidence for each major site is provided in sections six and seven of the main document.

A	Objectively Assessed Need (OAN)	Per Year	454
B	Five Year Requirement	454 x 5 years	2270
C	Shortfall	See completions tab & summary table below	1087
D	Buffer due to persistent under-delivery*	20% of B plus C	671
E	Adjusted Housing Requirement	B + C + D	4028
F	Adjusted Dwelling Requirement per Year	E divided by 5	806
G	Commitments (excluding Local Plan sites)	Coming forward in the next 5 years	640
H	Local Plan Allocations	Coming forward in the next 5 years	3806
I	Windfall Sites	70 x 5 years	350
J	Self-Build Sites	5 dwellings per year	25
K	Five Year Supply	Rows G+H+I+J	4821
L	Number years supply	Row K divided by Row F	5.98

Finally Windfall (70) and self-build (25) within the five year housing land supply calculation are justified in accordance with the Planning Inspector Mr William Fieldhouse's Report on the Broxbourne Local Plan (April 2020) (see Appendix A),