

## Housing need calculations St Albans District:

### The local position:

There is adequate land supply. No Green Belt release is necessary.

In his letter to the Secretary of State for Levelling Up, Housing and Communities, dated 21st October 2022, Council Leader, Councillor White stated the actual need in the District is 223 dwellings per annum based on the ONS 2018 data, not c.900 dwellings per annum as stated in the draft Local Plan released in June 2023.

The current supply of land for housing is, realistically, therefore 8.8 years (1,958 from the existing land supply disclosed by SADC, divided by 223).

SADC's housing delivery in the last 3 years was

2018/19: 624

2019/20: 437

2020/21: 516

All well above the 223 noted by Cllr White. Furthermore, CPRE reports that the District has 25 Brownfield sites totalling 30 hectares for 1,173 dwellings. At 223 dwelling per annum, the brownfield sites provide more than 5 years land supply. These sites should be developed, not green field farmlands (NPPF para 121).

If the draft Local Plan extrapolates these figures to 2041, then there only need to be land for c4,200 dwelling allocated, that is substantially lower than the 15,000 dwellings planned.

The Green Belt around St Albans is part of the countryside for South West Hertfordshire and great effort must be made to maintain it. St Albans and Harpenden have a population the size of Bristol. It is misleading to state that the amount of Green Belt in St Albans restricts the ability to deliver economic growth.

