
Town & Country Planning Act 1990

Appeal against refusal by Stevenage Borough Council of application 19/00474/FPM for

Demolition of existing office building (Use Class B1) and structures, and construction of seven apartment buildings comprising 576 dwellings (Use Class C3) together with internal roads, parking, public open space, landscaping, drainage and associated infrastructure works

at

Land West of Lytton Way, Stevenage, SG1 1AG

Appellant

Hill Residential Ltd

REBUTTAL: HOUSING DELIVERY TEST

COLIN CAMPBELL BSc (Hons) DipTP MRTPI

12th July 2021

Appeal Ref: APP/K1935/W/20/3255692

CD3.20.7

Housing Delivery Test - rebuttal

- 1.01 At 8.1 of her evidence (CD13.12) Gemma Fitzpatrick states that the failure against the Housing Delivery Test (HDT) is likely to be a one-off. No evidence or projections of the HDT is given to support that contention. I disagree. In order to assist the inquiry I set out at Annex 1 projections for 2021, 2022 and 2023 (CD3.20.7.1). My evidence on 5 Year Supply focusses on headline figures and did not include an annual breakdown by year. Accordingly, I also attach as Annex 2 (CD3.20.7.2) my view on annual delivery for the 5 year supply which underpinned my evidence on 5 Year Supply. My view on annual delivery is set alongside Mr Hodbods for ease of comparison.

HDT 2021

- 1.02 CD13.14.1 records 149 completions for 2020/21. In combination with the HDT results for 2019 and 2020, that would give a total delivery of 773 homes against a requirement for 1,109 homes – 69.7% and so the titled balance remains engaged (B).

HDT 2022

- 1.03 In CD13.14.1 SBC projects 399 completions for 2021/22. Land west of the A1(M) and south of Todd's Green is projected to deliver 70 homes by March 2022 (Annex 2). However, the developer is still discharging pre-commencement conditions. No work is allowed to start on house building until the access junction has been built. That junction remains the subject of applications to discharge pre-commencement conditions. I accept that the site will deliver all homes within the 5 year period, but it cannot deliver 70 completions by March 2022 when pre-commencement conditions are still being discharged in July 2021. On such a site I would expect one year from start onsite to first completions. Accordingly, my trajectory reduces completions in 2021/22 by 70 homes to 329. Assuming everything else remains as projected 805 homes would be delivered against a target of 1,108 homes – 72.7% and the titled balance remains engaged (C).

1.04 As set out in Table 2 of my proof of evidence (CD3.20), historically completions have averaged 78% of the previous year's predictions. That would imply 311 homes achieved based on average historic projections (78% of 399). That would equate to a HDT score of 71% (D).

HDT 2023

1.05 With just 272 homes projected in 2022/23 (65.8% of the HDT requirement) (E). It is my opinion that the titled balance will remain engaged under the HDT for quite some time yet.