

#### Appendix 4: Views of SPAE OSC together with officer response

The below detail includes clarification on the windfall number of homes discussed at Strategic Planning and Environment Overview and Scrutiny Committee on 4 October 2023.

With the revised plan period up to 2040, the Council is seeking to introduce a windfall allowance on a stepped trajectory. Based on evidence of windfall achieved in previous years. The proportion of windfall distribution across the towns and settlements in the borough has been determined through a detailed review of historic trends as well as likely future trends.

A windfall allowance is first applied from 2026 (i.e. there is no windfall allowance provided for the years 2024 and 2025 as smaller sites currently with planning permission are predicted to be completed in these years). The allowance increases to 240 dwellings per annum from 2031/32. This approach ensures that no double counting takes place between known commitments expected to come forward between 2026 and 2030 (i.e. windfall sites with planning permission).

The following table presents the trajectory, broken down by each settlement and the rest of the borough.

Windfall Allowance	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Hemel Hempstead	119	124	124	124	142	170	170	170	170	170	170	170	170	170	2,167
Berkhamsted	15	16	16	16	18	22	22	22	22	22	22	22	22	22	275
Tring	10	11	11	11	12	14	14	14	14	14	14	14	14	14	183
Bovingdon	2	2	2	2	2	2	2	2	2	2	2	2	2	2	31
Kings Langley	3	4	4	4	4	5	5	5	5	5	5	5	5	5	61
Markyate	2	2	2	2	2	2	2	2	2	2	2	2	2	2	31
Rest of Borough	17	18	18	18	20	24	24	24	24	24	24	24	24	24	305
	167	175	175	175	200	240	240	240	240	240	240	240	240	240	3,052

The below table has been updated to show the correct figure for windfall in Berkhamsted (the 10% typo in the windfall line has been updated to the actual figure 275).

Table 1: Summary of Revisions to the Strategy

	Previous draft strategy (2020)	Revised Strategy (2023)
Local Plan period	2020 – 2038 (18 years)	2024 – 2040 (16 years)
Governments Standard Method figure for calculating housing need	922 dwellings per annum	1,018 dwellings per annum
Proposed Housing Supply in Local Plan	16,899 homes c.940 dwellings per annum	14,345 homes c.900 dwellings per annum
	<b>Number of Homes</b>	<b>Number of Homes</b>

<b>Supply for Hemel Hempstead</b>	10,688	11,742 (↑10%)
With Planning Permission	1,873	1,983
Allocations	7,105	7,592
Windfall allowance	1,710	2,167
<b>Supply for Berkhamsted</b>	2,236	1,264 (↓43%)
With Planning Permission	143	139
Allocations	1,876	850
Windfall allowance	217	275
<b>Supply for Tring</b>	2,731	522 (↓81%)
With Planning Permission	313	89
Allocations	2,274	250
Windfall allowance	114	183
<b>Supply for Bovingdon</b>	241	230 (↓5%)
With Planning Permission	27	9
Allocations	190	190
Windfall allowance	24	31
<b>Supply for Kings Langley</b>	274	68 (↓75%)
With Planning Permission	71	7
Allocations	155	0
Windfall allowance	48	61
<b>Supply for Markyate</b>	215	53 (↓75%)
With Planning Permission	8	2
Allocations	183	20
Windfall allowance	24	31
<b>Supply for Rest of the Borough</b>	514	466 (↓9%)
With Planning Permission	273	161
Allocations	0	0
Windfall allowance	241	305