

Examination of the Welwyn Hatfield Local Plan

List of Sites

December 2021



Housing Supply Note

Housing Supply comprises completions (2016-2021), Commitments (taken at 31st March 2021), windfall development, small sites and allocations. Table 2 details the sites and their capacity assumptions that the Inspector has found to be sound. Tables 3-6 detail the additional sites and their respective capacity assumptions under Option A, B, C and D.

Table 1: Summary table showing housing supply under Options A, B, C and D.

Supply	Option A	Option B	Option C	Option D
Completions 2016 – 2021	2,514	2,514	2,514	2,514
Commitments at 31 March 2021	806	806	806	806
Small sites	14	14	14	14
Windfall	1,668	1,668	1,668	1,668
Sound Sites (Table 2)	8,557	8,557	8,557	8,557
Additional Sites (Tables 3-6)	1,820	1,659	1,800	1,655
Total	15,379	15,218	15,359	15,214

Table 2: Sound allocated sites

Settlement	HELAA Red	Plan Ref	Site	Capacity
WGC	Pea02b	SDS3	Broadwater Road West SPD Site	2003
WGC	WGC5	SDS2	South east of Welwyn Garden City	600
WGC	WGC4/4a	SDS1	North east of Welwyn Garden City	845
WGC	WGC1	HS2	Creswick	300
WGC	Han91	HS6	Land at Gosling Sports Park, Stanborough Road	100
WGC	Pea02c	SDS4	Broadwater Road West SPD Site (West) - Pall Mall	171
WGC	Hal03	HS4	Ratcliff Tail Lift Site, Bessemer Road	110
WGC	Han40	MUS1	Welwyn Garden City Town Centre North SPD Site	100
WGC	Pea08	HS3	80 Bridge Road East	32
WGC	Pan01b	HS1	Land at Bericot Way (North) (21 dwellings)	0
WGC	Pea24	HS8	St Michaels House, Holwell Road	22
WGC	Hol19	HS5	Hyde Valley House, Hyde Valley	17
WGC	Pea102	SDS4	Bio Park, Broadwater Road	250
WGC	Han40a		Town Centre North- Campus	250
WGC	Pea104		YMCA, 90 Peartree Lane	29
WGC	Hol23		Neighbourhood Centre, Hollybush Lane	16
Hatfield	Hat1	SDS5	North West Hatfield	1750
Hatfield	Hat11	HS11	Land at Southway	120
Hatfield	HW100	MUS3	High view (Hilltop) SPD Site	140
Hatfield	HC100b	MUS2	1-9 Town Centre	71
Hatfield	HE23	HS14	L Kahn Manufacturing, Wellfield Road	62
Hatfield	HS91	HS13	Land south of Filbert Close	37
Hatfield	HS31	HS10	Garages at Hollyfield	12
Hatfield	HE80	HS9	Land at Onslow St Audrey's School, Howe Dell	86

Hatfield	HC11		Meridian House, The Common	11
Hatfield	HE17		Link Drive (Site F)	80
Hatfield	HC08		Lemsford Road (Site H)	32
Hatfield	HSW92		Minster Close	49
Hatfield	HSW94		College Lane	115
Woolmer Green	WGr1	HS15	Land east of London Road	150
O&MH	OMH5	HS17	Land rear of 2a-12 Great North Road	20
O&MH	GTLAA04	HS32	SG - Four Oaks, Great North Road	6
O&MH	OMH8	HS16	2 Great North Road	5
Welwyn	Wel4	HS19	Sandyhurst, The Bypass	30
Welwyn	Wel11	HS18	The Vineyards	30
Welwyn	Wel3	HS20	School Lane	9
Welham Green	WeG1		51 Welham Manor	16
Welham Green	WeG3a		Land South of Welham Manor	68
Welham Green	WeG10		Dixons Hill Road	120
Welham Green	WeG4b	SDS7	Marshmoor	100
Welham Green	GTLAA01	HS35	Foxes Lane, Dixons Hill Road	12
Brookmans Park	BrP13	HS21	Land west of Golf Club Road	14
Brookmans Park	BrP4	HS22	Land west of Brookmans Park Railway Station	300
Brookmans Park	BrP14	HS23	Land east of Golf Club Road	10
Little Heath	LHe1	HS25	Land north of Hawkshead Road	35
Cuffley	Cuf6	HS28	Land south of Northaw Road East	121
Cuffley	Cuf1	HS27	Land at The Meadway	60
Cuffley	No02	HS26	36 The Ridgeway and land to the rear	5
Little Heath	LHe4/5		Part of Studlands/Videne, Hawkshead Road	36
Total				8,557

Notes: HS1 Land at Bericot Way (21 dwellings) included as a completion.

Table 3: Option A additional sites

Settlement	HELAA ref	Local Plan Ref	Site	Capacity
O&MH	OMH9		Land to the rear of 19-23 The Avenue	25
Digswell	Dig1		Land east of New Road	80
Rural areas	HAT15	SDS6	Symondshyde	1500
Welham Green	WeG12		Pooleys Lane	40
Cuffley	Cuf7	HS30	Wells Farm, Northaw Road East	75
Cuffley	Cuf12	HS29	Land North of Northaw Road East	73
Little Heath	LHe4/5a		Part of Studlands/Videne, Hawkshead Road	27
Total				1,820

Table 4: Option B additional sites

Settlement	HELAA ref	Local Plan Ref	Site	Capacity
Woolmer Green	WE100		Marshalls	34
Woolmer Green	WGr3		Land west Londron Road	25
O&MH	OMH9		Land to the rear of 19-23 The Avenue	25
Welwyn	Wel1		Land at Kimpton Road	178
Welwyn	Wel2		Land adj Welwyn Cemetary	40
Welwyn	Wel15		Fulling Mill Lane	14
Welwyn	Wel6		Land at Kimpton Road, Welwyn	16
Digswell	Dig1		Land east of New Road	116
Lemsford	StL13		Land at Roebuck Farm	27
Stanborough	StL15		East of Great North Road	8
Stanborough	StL1		North of New Road	90
Welham Green	WeG15		Land at Potterells Farm	72
Welham Green	WeG12		Pooleys Lane	83
Welham Green	WeG6		Skimpans Farm	73
Brookmans Park	BrP4a	HS22	Land West of Brookmans Park Railway Station	178
Brookmans Park	BrP12		Peplins	125
Brookmans Park	BrP1		Upper Bell Lane	104
Cuffley	Cuf15		King George V Playing Fields	176
Cuffley	Cuf7	HS30	Wells Farm, Northaw Road East	75
Cuffley	Cuf12	HS29	Land North of Northaw Road East	73
Little Heath	BrP7		Land south of Hawkshead Road	100
Little Heath	LHe4/5a		Part of Studlands/Videne, Hawkshead Road	27
Total				1,659

Table 5: Option C additional sites

Settlement	HELAA ref	Local Plan Ref	Site	Capacity
Woolmer Green	WE100		Marshalls	34
O&MH	OMH9		Land to the rear of 19-23 The Avenue	25
Welwyn	Wel1		Land at Kimpton Road	178
Welwyn	Wel2		Land adj Welwyn Cemetary	40
Welwyn	Wel15		Fulling Mill Lane	14
Welwyn	Wel6		Land at Kimpton Road, Welwyn	16
Digswell	Dig1		Land east of New Road	100
Lemsford	StL13		Land at Roebuck Farm	27
Rural areas	HAT15	SDS6	Symondshyde	500
Welham Green	WeG15		Land at Potterells Farm	56
Welham Green	WeG12		Pooleys Lane	83
Welham Green	WeG6		Skimpans Farm	73
Brookmans Park	BrP4a	HS22	Land West of Brookmans Park Railway Station	178
Brookmans Park	BrP12		Peplins	125
Cuffley	Cuf15		King George V Playing Fields	176

Cuffley	Cuf7	HS30	Wells Farm, Northaw Road East	75
Cuffley	Cuf12	HS29	Land North of Northaw Road East	73
Little Heath	LHe4/5a		Part of Studlands/Videne, Hawkshead Road	27
Total				1,800

Table 6: Option D additional sites

Settlement	HELAA ref	Local Plan Ref	Site	Capacity
WGC	Pea02b	SDS3	Broadwater Road West SPD Site	-400*
Woolmer Green	WE100		Marshalls	34
O&MH	OMH9		Land to the rear of 19-23 The Avenue	25
Digswell	Dig1		Land east of New Road	80
Rural areas	HAT15	SDS6	Symondshyde	1500
Welham Green	WeG12		Pooleys Lane	40
Welham Green	WeG6		Skimpans Farm	73
Brookmans Park	BrP4a	HS22	Land West of Brookmans Park Railway Station	128
Cuffley	Cuf7	HS30	Wells Farm, Northaw Road East	75
Cuffley	Cuf12	HS29	Land North of Northaw Road East	73
Little Heath	LHe4/5a		Part of Studlands/Videne, Hawkshead Road	27
Total				1,655

*The total of Option D has been reduced from 15,614 to 15,214 allowing for a 400 dwelling reduction in capacity at SDS3 Broadwater Road West SPD site, a site included as a sound allocation in Table 2.

Table 7: Other sites considered by the Inspector

Table 7 lists the lists the sites that have been considered by the Inspector but have not been included within the Options A, B, C or D.

Settlement	HELAA ref	Local Plan Ref	Site	Capacity / use	Conclusion
WGC	Pea97		Norton Building, Bridge Road	122	Inspector concluded that, proposals to use these sites, some of which have buildings that are currently used for Class B or related uses, for housing would be contrary to Policy SP8 and Policy SADM 10.
WGC	Pea103		29 Broadwater Rd	128	
WGC	Pea106		73-83 Bridge Rd East	235	
WGC	Pea105		61 Bridge Road	21	
WGC	WGC5	SDS2	[Part of] South east of Welwyn Garden City	550	Inspector concluded that, from the evidence before the examination, and largely because of the elevational relationships, he does not consider the proposed mitigation, to screen this area from the wider GB to the south, would be sufficient, within the plan period and even beyond, to overcome

					concerns. The Inspector also concluded, that there would be unacceptable harm to the openness of the GB and that this part of the site should not be proposed for development at this time.
WGC	Hal02	HS7	Land at Waterside	20	Proposal deleted following the Inspector's conclusion that the development would have negative impact on the attractive roadside open spaces, which are a distinctive part of the Garden City's green infrastructure and character.
Rural Area	GTLAA09	HS34	Coopers Green Lane, Hatfield	10 pitches	As part of the Local Plan Examination Hearing Session 4, it was proposed that the site be deleted and alternative provision for 10 Gypsy and Traveller pitches be made on other sites.
Stanborough	StL17		Land at Great North Road	5 (net 4) pitches	The Inspector noted that the southern part of the site protrudes into a critical Green Belt gap. Consequently, development on the southern part of this site, beyond the extent of the existing built development on the other side of Great North Road, is unlikely to be found sound.
Welham Green	WeG17		Land south of Dixons Hill Road	Primary School	The Inspector noted that such a location on the western edge of the village, would not be sustainable from a movement perspective. In the context of the availability of land that is better related to the existing settlement and the options being considered for its expansion, the Inspector concluded the site is not a sustainable location for a school.
Brookmans Park	BrP34		Brookmans Park Transmitting Station	300 + employment	The Inspector noted that in comparison with other options, this is not a particularly sustainable site for new residential development. The Inspector agrees with the Council's findings and has concluded that the site is unlikely to be found sound.
Cuffley		HS31	Land west of St Martin de Porres Catholic Church	5	Inspector concluded that if the site's delivery cannot be appropriately confirmed, then it should be removed from the plan.