



# Housing Delivery Test Action Plan



**August 2022**

## 1. Introduction

- 1.1 Paragraph 76 of the National Planning Policy Framework (NPPF)<sup>1</sup> states that: “where the housing delivery test indicates that delivery has fallen below 95% of the authority’s housing requirement over the previous 3 years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.”
- 1.2 The Housing Delivery Test (HDT) is an annual measure of housing delivery which compares ‘total net homes delivered’ against the ‘number of homes required’. As the Council does not have a recently adopted Local Plan, the number of homes required in Welwyn Hatfield is taken from the Government’s local housing need figures, calculated using the Standard Methodology.
- 1.3 Guidance published in January 2022<sup>2</sup> set out the calculation for the 2021 Housing Delivery Test, which included an adjustment to the targets for the years 2019/20 and 2020/21 to account for potential delays to delivery resulting from the COVID-19 pandemic. There was a reduction in the period for measuring total homes required; for 2020/21 the target was for an 8-month period rather than 12 months (resulting in a target of 583 rather than 875) and for 2019/20 an 11 month period (resulting in a target of 795 rather than 868).
- 1.4 The Government published the housing delivery test results on 14 January 2022, which confirmed that Welwyn Hatfield had built 1,486 homes in the period 2018/19 – 2020/21 against a target of 2,245.

**Table 1: Housing Delivery Test 2021**

	<b>Target (number of homes required)</b>	<b>Completions (net homes delivered)</b>	<b>% of target achieved</b>
2018/19	867	462	53%
2019/20	795	673	85%
2020/21	583	351	60%
<b>Total 2018-2021</b>	<b>2,245</b>	<b>1,486</b>	<b>66%</b>

- 1.5 Welwyn Hatfield therefore only delivered 66% of the homes required between 2018/19 and 2020/21, resulting in three consequences:
- As supply is below 95%, the Council again needs to prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
  - As supply is below 85% (which the NPPF identifies as ‘significant under-delivery of housing’) the Council again needs to add a 20% buffer to its five year housing land supply, to improve the prospect of achieving the planned supply;
  - As supply has fallen below 75%, the Council is required to continue to apply the presumption in favour of sustainable development when determining planning

<sup>1</sup> Ministry of Housing, Communities & Local Government, July 2021, National Planning Policy Framework

<sup>2</sup> Department for Levelling Up, Housing & Communities, Jan 2022, Housing Delivery Test: 2021 measurement technical note

applications. The NPPF<sup>3</sup> states that the presumption in favour of sustainable development means: “granting planning permission unless (i) the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” A footnote advises that the policies referred to in the Framework include habitat sites, SSSIs, land designated as green belt, local green spaces, irreplaceable habitats, designated heritage assets and areas at risk of flooding.

- 1.6 This is the third action plan produced by the Council, which aims to highlight reasons for past under-delivery as well as setting out ways to reduce the risk of further under-delivery in future years.

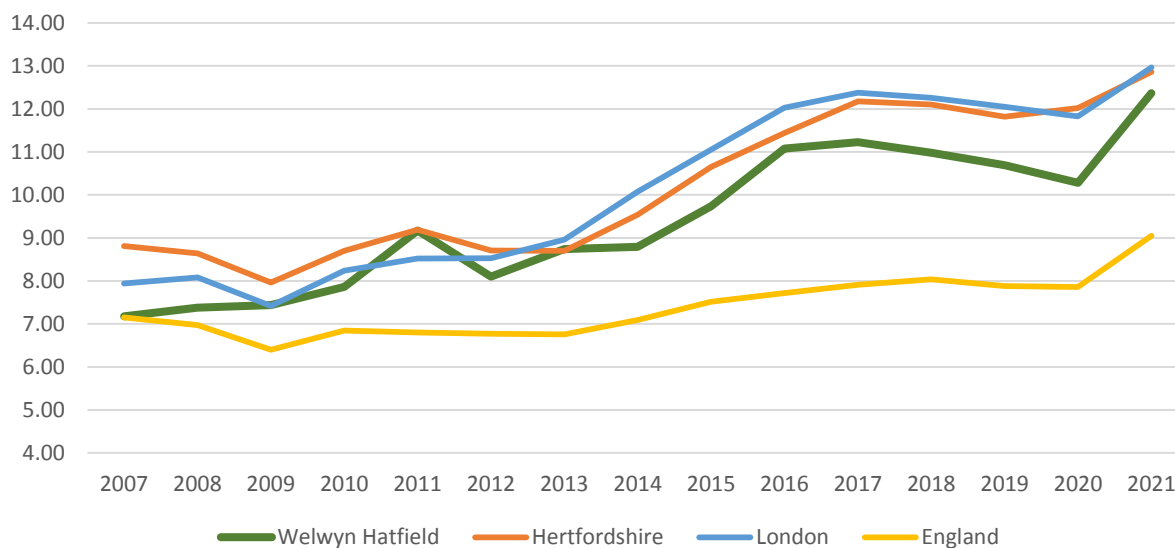
## **2. Borough Context**

- 2.1 Welwyn Hatfield is located centrally within Hertfordshire, and covers an area of approximately 130 square kilometres (12,954 hectares). The borough is bordered by Hertsmere to the south, St Albans to the west, North Hertfordshire to the north, and East Hertfordshire and Broxbourne to the east. The borough also has a short border with the London Borough of Enfield to the south. The population of Welwyn Hatfield at the time of the 2021 Census was 119,900 persons (ONS).
- 2.2 Around 79% of the borough is currently designated as part of the Metropolitan Green Belt – this is a relatively high proportion, reflecting the borough’s extensive countryside in such close proximity to London. The towns and villages within the borough are tightly constrained by the Green Belt and land can only be re-designated through the adoption of a new Local Plan. This has a significant impact on the amount of land in the borough that is available for housing development.
- 2.3 Looking at data from Land Registry’s House Price Index, average house prices in Welwyn Hatfield in 2021 rose to £411,600. This is slightly below average prices in Hertfordshire of £423,200, although much higher than both the East of England regional (£317,700) and national average (£259,200).
- 2.4 The relationship between house prices and income allows a further understanding of housing affordability, and is an important factor in the Housing Delivery Test as the government’s standard method for calculating housing need incorporates an uplift based on affordability. This is measured by the ratio of median house prices to median annual workplace based earnings. The median workplace based ratio for Welwyn Hatfield saw a sharp increase in 2021 (the 18<sup>th</sup> highest increase of all 330 Local Authorities); with median house prices now 12.37 times annual workplace based earnings. This increase was a result of a widening gap between house prices and earnings - as median house prices saw a reasonable increase of +11%, median workplace based earnings fell by -8%. The affordability ratio for Welwyn Hatfield remains slightly below both the London and Hertfordshire average, however is well above the national average.

---

<sup>3</sup> Ministry of Housing, Communities & Local Government, July 2021, paragraph 11 (d), National Planning Policy Framework

**Figure 1: Housing Affordability: ONS Ratio of Median House Prices to Median Workplace Based Annual Earnings**



Source: Office for National Statistics (ONS)

### 3. Local Plan Update

- 3.1 Adoption of the new Local Plan would release new land for development. As mentioned in paragraph 2.1, a large proportion of the borough is designated Green Belt (79%) and can only be re-designated through the adoption of a new Local Plan.
- 3.2 The Welwyn Hatfield Draft Local Plan was submitted for examination in May 2017. It contained a target to build 12,000 homes over the period 2013 – 2032, of which around half were on Green Belt land. During the examination, the Inspector indicated a need for modifications to the plan to increase the housing target in order to meet the objectively assessed need for housing (OAN), which at that point was acknowledged to be around 16,000 homes. A Call for Sites was undertaken in January 2019 and consultation on sites promoted through the Call for Sites took place in May/June 2019.
- 3.3 Following the release of the 2018-household projections in June 2020, the Council commissioned a review on the implications of the updated projections on its Objectively Assessed Need for housing which was published in September 2020. This was subject to consultation which was carried out by the Inspector and consequently examined at a Hearing session in February 2021. In a series of reports issued in June 2021, the examining Inspector concluded that the new projections represented a meaningful change to the OAN, justifying a reduction in the target from 16,000 (800 dwellings per annum) to 15,200 (760 dwellings per annum), over the updated 2016-36 plan period.
- 3.4 At a meeting of the Cabinet Planning and Parking Panel (CPPP) on 13th January 2022, members agreed that a strategy to meet an OAN of 15,200 could not be supported. Following a further review of the sites available, the Council agreed - in July 2022 - to a strategy which would provide 12,775 dwellings over the plan period 2016-2036, of which 8,517 of these dwellings would deliver over the first ten years following adoption (assumed to be in 2023/24). Whilst this would not meet the full entirety of the FOAHN it

would provide an average of 851 dwellings per annum over the ten years. An early review would then consider opportunities to meet the remaining need, which would be undertaken in the context of housing need and national policy at the time of the review. The Council has now written to the Inspector and is awaiting a response to see whether it can proceed to main modifications.

- 3.5 Despite the Local Plan still being under examination, a number of Draft Local plan sites now have either full or outline planning permission, including some sites within the Green Belt. As the Local Plan Inspector had indicated that they were sound, it was not considered that the granting of permission would undermine the plan-making process. There are also a number of planning applications for Draft Local Plan sites which are awaiting determination and further applications are anticipated to be received imminently.

#### 4. Planning Performance & S106 agreements

- 4.1 The Government sets monitoring targets for 70% of ‘major’ applications to be determined within 13 weeks and for 60% of ‘minor’ and ‘other’ applications to be determined within 8 weeks, although these timescales can be extended in agreement with the applicant. Councils can be designated as failing if they do not meet or exceed these targets over a two year rolling period.
- 4.2 For clarification, ‘majors’ are schemes of 10+ homes or 1,000+ sqm of new floor area, ‘minors’ are schemes of up to 9 homes or 999 sqm of new floor area and ‘others’ include householder, listed building and advertisement proposals. The planning team also deal with a significant number of ‘non-countable’ applications such as prior approvals, discharge of conditions, as well Welwyn Garden City estate management applications.
- 4.3 In the two year period from April 2020 to March 2022, the council determined 88% of majors, 95% of minors and 89% of ‘others’ within these set timescales or within timescales agreed by extension. For applications that were refused, these proportions were slightly lower however still met the set targets.

**Table 2: Proportion of Applications Determined within Timescales Apr 20 – Mar 22**

Apr 20 – Mar 22	Determined		Approved		Refused		Declined to Determine
	Total	Within Timescale	Number	Within Timescale	Number	Within Timescale	Number
<b>Majors</b>	33	88%	26	92%	7	71%	0
<b>Minors</b>	352	95%	237	92%	112	71%	3
<b>Others</b>	2038	89%	1558	91%	476	85%	3

- 4.4 However, looking at the average time taken to determine major applications which were subsequently granted consent over the past two years, this was 10.1 months. This figure was somewhat higher as a result of including a permission which had been received in 2015 but due to its location within the Green Belt was awaiting further advancement of the Local Plan. When excluding this permission the average time taken to grant permission for major applications was 7.3 months.



- 4.5 A large number of applications have extensions agreed on these timescales, for major applications determined in the two years this was around 70% of applications, while for minor applications this was somewhat lower at 33%. Looking at the most common reasons for agreeing time extensions for major permissions, these were 'further consideration' (34%), 'awaiting the result of consultations' (25%), 'further information awaited' (19%) and 'legal agreement awaiting completion' (8%). Whilst timely decisions are favourable, extensions can be beneficial where they allow the resolution of any outstanding issues rather than the potential refusal of the application.
- 4.6 The National Planning Policy Framework (NPPF) states that "Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions" but clarifies that "Planning conditions should only be imposed where they are necessary, relevant to planning, relevant to the development to be permitted, enforceable and reasonable in all other respects." The Council aims to ensure that it only applies planning conditions that meet these five tests, in response to issues identified by officers or raised by statutory or non-statutory consultees.
- 4.7 The Council has contract arrangements with a legal firm to help prepare legal agreements in a timely manner. The Council has also liaised with Hertfordshire County Council on a number of occasions to discuss the capacity of their legal team to progress agreements in a timely manner. Officers to Welwyn Hatfield and Hertfordshire Councils meet on a regular basis to identify upcoming issues and resolve live challenges associated with the determination and legal confirmation of planning applications.

## **5. Delivery of Housing on Council owned land**

- 5.1 The Council is developing its own land holdings in order to increase the supply of housing and has progressed a number of its own schemes since the last published action plan including:
- Minster House, Hatfield – planning permission was granted in September 2020 and will result in a net gain of 50 dwellings. The site is now under construction.
  - High View, Hatfield – permission was granted in July 2020 and work is now underway. The scheme will deliver 140 net dwellings.
  - 1-9 Town Centre, Hatfield – permission was granted in February 2021. The scheme will result in a net gain of 71 dwellings.
  - Link Drive, Hatfield – approved subject to S106 agreement. The scheme will result in a net gain of 80 dwellings.
  - Schemes at Ludwick Way and the Commons in Welwyn Garden City are both under construction and together will result in a net gain of 10 dwellings.
- 5.2 In 2019, the Council created housing company (Now Housing Ltd.), a wholly Council-owned housing company, aimed at providing housing for local people whose needs cannot be easily met through the private sector or social rented sector. Now Housing currently owns and manages a block of 12 flats in Welwyn Garden City and has been reviewing schemes in order to expand this offering.
- 5.3 The Council is part of the [Hatfield 2030+ Renewal Partnership](#) which has prepared a Development Framework and other documents to help identify suitable sites for new housing and other types of development. As an outcome of this work the Council has

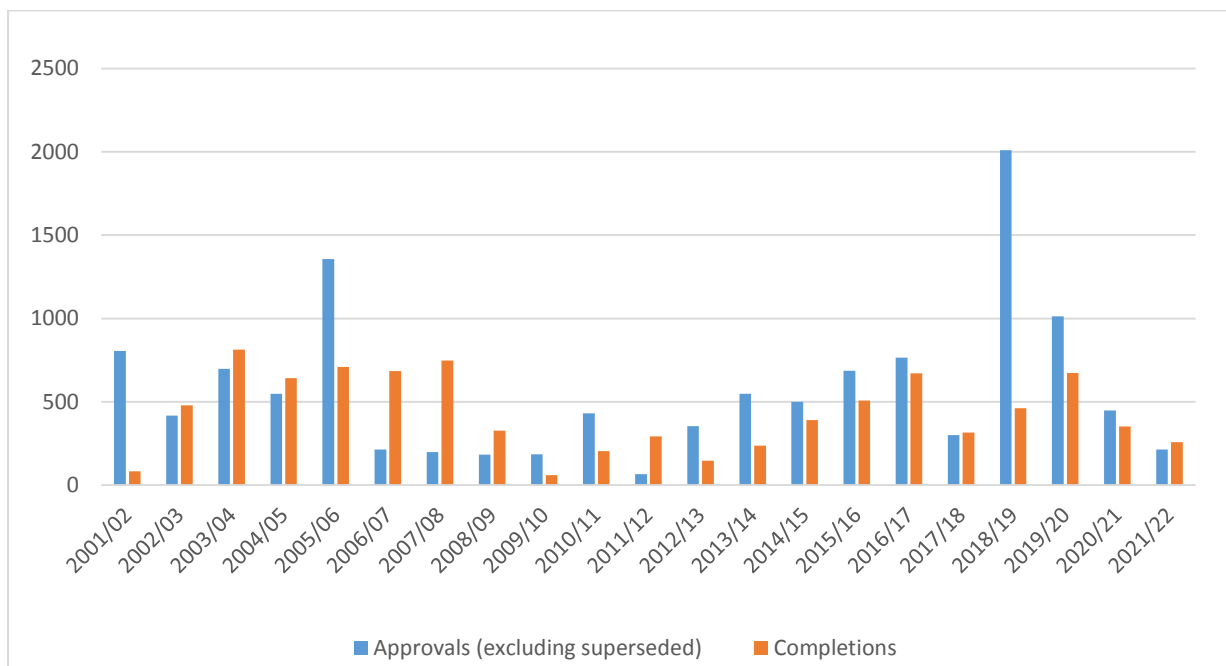
granted planning permission for a number of sites for new homes, including High View neighbourhood centre, 1-9 Town Centre and Link Drive car park.

- 5.4 In Welwyn Garden City, the Council is leading on a programme of development in the Town Centre which will include the provision of new homes. Campus East Car Park is being prepared for redevelopment, supported with funding from Homes England Local Authority Accelerated Construction Programme. This site has the potential to deliver up to 280 new homes.

## 6 Past Housing Delivery and Future Housing Supply

- 6.1 The chart below shows completions and permissions granted in Welwyn Hatfield over the last 20 years. The period in 2003-2008, when completions averaged 719 dpa, was when the majority of the Hatfield Aerodrome redevelopment took place - contributing around 300-400 dpa to completions in these years. In the last six years delivery has averaged around 450 dwellings per annum. The higher levels of completions in 2016/17 and 2019/20 were as a result of student housing completions (where these were communal accommodation a dwelling equivalent allowance was made). The high number of approvals in 2018/19 and 2019/20 relate to permissions for two strategic sites: Broadwater Road West (SDS3) for 1,403 dwellings and an outline permission at North East of WGC (SDS1) for 650 dwellings.

**Figure 2: Historic Completions and Permissions Granted in Welwyn Hatfield**



- 6.2 At 31 March 2022 there were 119 sites with planning permission amounting to 3,400 dwellings. A large proportion (60%) of these dwellings with permission are made up by the two strategic sites – Broadwater Road West and North East of WGC (Panshanger). There were a further 4 sites amounting to 131 dwellings which have permission granted subject to S106 agreement. Whilst this level of supply would in theory meet the standard methodology target for over three years, the build out rate at these sites will vary depending on the size and complexity of the sites, with the strategic sites expected to deliver over a number of years.

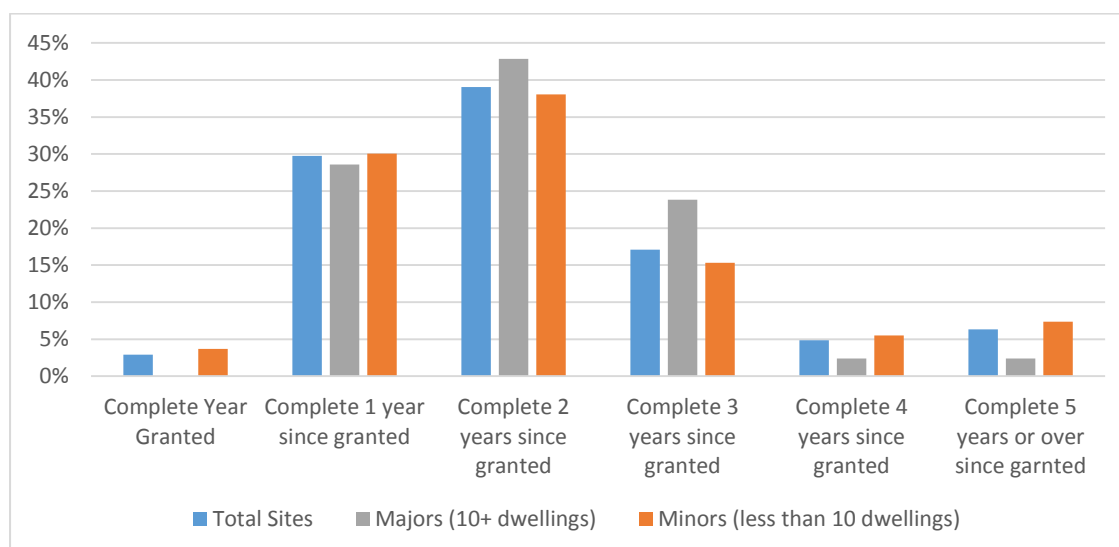
6.3 The site at Broadwater Road West in Welwyn Garden City is now under construction, however only 208 dwellings are expected to come forward under the extant permission. Two further applications have been submitted in relation to this site and are currently awaiting determination. Meanwhile the site at North East of WGC is an outline permission and is being delivered by Homes England. The site was originally proposed for 650 dwellings in the Submitted Draft Local Plan, however it was later proposed that this site be extended and an additional section to the North of the site was put forward as a second phase of development. An outline application was submitted in November 2021 for an additional 210 dwellings and 12 Gypsy and Traveller pitches and is currently under consideration. A reserved matters application was submitted in January 2022 for the construction of the spine road. The site is expected to start delivering completions from 2024/25.

**Table 3: Sites with permission at 31 March 2022**

Sites with permission at 31 March 2022	Permission Granted: Construction not yet commenced		Permission Granted: Under Construction		Total with Permission	
	Dwellings	Sites	Dwellings	Sites	Dwellings	Sites
Full Permission	333	49	2,154	62	2,487	111
Outline	913	8	0	0	913	8
<b>Total</b>	<b>1,246</b>	<b>57</b>	<b>2,154</b>	<b>62</b>	<b>3,400</b>	<b>119</b>

6.4 Where sites are not owned by the Council, once planning permission has been granted there is a limited amount that the Council can do to speed up delivery. Looking at housing sites which completed in the Borough between 2017 and 2022, 72% of these sites completed within 2 years of planning permission being granted, while 89% completed within 3 years. For those that took longer the majority were actually minor applications. However, there were also some permissions which formed part of larger sites, where other phases of the site were delivered first.

**Figure 3: Number of years taken for sites to complete following being granted permission**





- 6.5 Completions data for 2021/22 confirms that 258 dwellings completed against the standard methodology target of 878 dwellings. Therefore the expected Housing Delivery Test result for 2022 is 57%, meaning that Welwyn Hatfield Borough Council will again be required to produce an Action Plan, apply a 20% buffer to its five year housing land supply and presumption in favour of sustainable development will continue to apply.
- 6.6 The last published five year housing land supply position was reported in the 2020/21 Annual Monitoring Report which showed that the Council had 2.46 years housing supply as at 30/09/2022. This position has been updated to the 1<sup>st</sup> April 2022, at which point the Council had a housing supply for the five year period 22/23 – 26/27 of 2,805 dwellings. Against the standard methodology requirement of 888 dwellings per annum, plus a 20% buffer required by the housing delivery test due to under delivery in recent years. This results in a housing land supply of **2.63 years**. The updated five year housing land supply calculation and sites which make up the supply are included as an appendix to this report (Appendix 1).
- 6.7 The Council's Brownfield Land Register was last updated in November 2021 and is available on the Council's website. The 2021 Brownfield Land Register includes 51 sites with a total dwelling capacity of 3,676, although some of these sites will have since been completed and will be removed from the register when it is next updated. Almost all of the sites on the register either already have planning permission granted, are Draft Local Plan allocations or were identified through the 2019 Housing and Economic Land Availability Assessment (HELAA).
- 6.8 The table below shows estimated housing delivery over the next five years and compares against the maximum standard methodology target for each year. With the current supply and anticipated rates of delivery the Council would continue to under deliver against the standard methodology. However, if the Local Plan sites that were agreed at CPPP and Full Council in July 2022 were to come forward at the estimated delivery rates then by 24/25 the Council almost start meet the target.

**Table 4: Five Year Delivery Forecast**

	Standard method target (maximum)	Current supply - estimated delivery	Estimated Shortfall against standard method	Estimated delivery including Local Plan Sites agreed by members in July 22	Estimated Shortfall against standard method
2022/23	888	613	-275	613	-275
2023/24	892	510	-382	578	-314
2024/25	891	615	-276	865	-26
2025/26	892	558	-334	1,423	+531
2026/27	890	527	-363	1,053	+163

## 7 Other considerations

### Hertfordshire Growth Board

- 7.1 The eleven authorities in the county have created Hertfordshire Growth Board to establish long-term vision and objectives and to engage with the Government to agree a growth deal to help fund the delivery of new homes, jobs and supporting

infrastructure. The Board is supported by Hertfordshire Infrastructure and Planning Partnership (HIPP) which seeks to progress joint projects and evidence. As part of this process, the Board has created a Housing and Communities task group which is looking at sites that could be put forward for accelerated delivery by receiving government funding to help overcome any technical or viability constraints to their development.

- 7.2 The Council has secured £10.6 million of Homes England accelerated construction funding to help deliver housing projects in Welwyn Garden City and Hatfield town centres. Many of the sites that received this funding in Hatfield now have planning permission and are being built-out.

## **8. Conclusions**

- 8.1 The Council is progressing with a number of developments and redevelopments of its own sites in order to assist in providing much needed homes in the borough. However, there are ultimately a limited number of sites in the Council's ownership, therefore there is a large dependency on the private sector for housebuilding.
- 8.2 Whilst the Council is meeting time frames for determining planning applications, the average length of time to determine these is often longer than these targets due to agreed extensions. However, timely decisions are favourable, extensions can be beneficial where they allow the resolution of any outstanding issues rather than the potential refusal of the application.
- 8.3 Once the Council has granted planning permission there is a limited amount that it can do to speed up delivery. However, the majority of housing sites do complete within 3 years of being granted permission and permission lapse rates for housing sites in Welwyn Hatfield have historically been low.
- 8.4 It is clear that delays to the Local Plan examination have been a barrier to progressing delivery of housing in recent years. The borough is highly constrained by the Green Belt and therefore there are limited options for housing to come forward without allocation in a development plan. A number of sites which have been found sound and were agreed by members at CPPP and Full Council in July 2022 would assist in boosting the borough's housing supply. Many of these sites are now ready to progress through the planning application process.
- 8.5 Whilst recognising the acute affordability issues and much need for new homes in Welwyn Hatfield, it remains important to ensure that housing development is sustainable, high quality and respects adjoining land uses and its surroundings. The actions, aimed at improving housing delivery in Welwyn Hatfield, are set out and reviewed on the next page.

## Housing Delivery Test Actions

Welwyn Hatfield Borough Council's last action plan was published in March 2021, which identified a number of ongoing actions which were carried forward from the 2019 HDT action plan. These actions are reviewed in the table below.

	Action	Progress/Review	
1	Progress the adoption of the Local Plan	The local plan is still at examination and an update is provided in section 3. However, despite the plan not yet being adopted. A number of Draft Local Plan sites now have planning permission granted, with a number already under construction. At the 31 March 2022, 12 Draft Local Plan sites had either detail or outline planning permission granted, amounting to 2,710 dwellings. A further 3 sites had permission granted subject to S106 agreement, which amount to 143 dwellings.	Action carried forward
2	Continue to determine planning applications for housing schemes as fast as reasonably possible	In the two year period 1 April 2020 – 31 March 2022, the Council determined 88% of major applications, 95% minor applications and 89% of 'other' applications within set timescales or timescales agreed by extension. See section 4 for further detail.	Action carried forward
3	Apply the presumption in favour of sustainable development when determining planning applications for housing schemes	Presumption in favour of sustainable development is being applied in the determining of planning applications.	Action carried forward
4	Continue to consider the necessity of planning conditions for housing permissions	The Council continues to consider the necessity of planning conditions for housing permissions.	Action carried forward
5	Continue to discharge planning conditions for housing schemes as fast as reasonably possible	The Council continues to discharge planning conditions as fast as reasonably possible.	Action carried forward
6	Continue to prepare S106 agreements as fast as reasonably possible/Work with HCC to prepare S106 agreements involving contributions for their services as fast as reasonably possible	The Council continues to prepare S106 agreements as fast as reasonably possible.	Action carried forward
7	Continue to devise, submit and determine corporate applications for new housing	The Council has progressed a number of its own schemes since the last published action plan, as discussed in section 5.	Action carried forward
8	Work with Hertfordshire Growth Board to identify funding opportunities for accelerated housing delivery sites	The Council is part of the Hertfordshire Growth Board alongside key stakeholders including the County Council and Homes England. A key aim of the board is delivering the necessary infrastructure to support the growth across the county.	Action carried forward

## Appendix 1 – Interim Five Year Housing Land Supply Update (at 1<sup>st</sup> April 2022)

- 1.1 The last published five year housing land supply position for decision-making was reported in the 2020/21 Annual Monitoring Report. This showed that the Council had 2.46 years housing supply as at 30/09/2021. This interim update sets out Welwyn Hatfield’s five year housing land supply position at 1<sup>st</sup> April 2022.
- 1.2 National Planning Practice Guidance states that the ‘number of homes required’ for the calculation of the five year housing land supply is the housing requirement in Local Plans. However, as the borough’s new Local Plan is still under examination and the most recent adopted housing requirement figure is more than five years old, the minimum annual local housing need figure should be used. This is calculated using the [Standard Methodology](#), which takes national household growth projections over a ten-year period as a baseline, then applies an affordability adjustment using the median workplace-based affordability ratio. Any increase is capped at 40% of the projected household growth.
- 1.3 Policy guidance, released in February 2019, states that the 2014-based household projections should be used as the baseline for the standard method<sup>4</sup>. Under this methodology the minimum local housing need figure for Welwyn Hatfield for 2022/23 is 888 dwellings per annum (this is slightly higher than for 2021/22 when the need was 878 dwellings).

**Table 1– Five year Housing land supply as at 01/04/2022**

<b>A</b>	<b>Housing target 2022/23 – 2026/27 (888 x 5)</b>	<b>4,440</b>
<b>B</b>	NPPF 20% buffer adjustment <sup>1</sup> (A x 0.20)	888
<b>C</b>	Housing requirement for 5-year period (A+B)	5,328
<b>D</b>	Projected supply of sites 5-year period (2022/23 – 2026/27) in Table 2	2,545
<b>E</b>	Windfall assumption <sup>2</sup>	278
<b>F</b>	Non-implementation rate <sup>3</sup>	-18
<b>G</b>	Actual projected five year supply (D+E+F)	2,805
	<b>Number of years supply (G divided by C, multiplied by 5 years)</b>	<b>2.63</b>

<sup>1</sup> The NPPF requires either a 5% or 20% buffer to be added depending on whether an area has seen ‘significant under-delivery of housing over the previous three years’. This is measured against the Housing Delivery Test, where delivery is below 85% of the housing requirement. As Welwyn Hatfield’s completions over the past three years only met 66% of the requirement, a 20% buffer has been applied.

<sup>2</sup>A windfall allowance of 139 dwellings per annum has been made from 2025/26 for completions from future planning permissions not yet known about. Further information on the calculation of the windfall allowance is presented in Local Plan Examination Documents EX221 and EX276.

<sup>3</sup>The historic proportion of dwellings granted permission but never built is 3.0%. This is applied to sites which have not yet commenced construction.

- 1.4 Against the standard methodology the borough has a **housing land supply of 2.63 years**. The 5-year supply is largely made up of sites with planning permissions. A small number of sites which are still awaiting s106 agreements have also been included in the supply - these sites are all either draft local plan sites or are included on the Brownfield Land Register and are anticipated to deliver within the five years. Outline permissions have been included where reserved matters applications have been submitted. Further detail on sites included in the Five Year Housing Land Supply is presented in table 2 on the next page.

<sup>4</sup> Housing and Economic Needs Assessment Guidance, MHCLG, Paragraph 5, February 2019.

## Summary of sites making up the Five Year Housing Land Supply (2022/23 – 2026/27)

This table includes all sites contributing to the five year housing land supply. It does not include dwellings which have been completed, or sites where all dwellings are expected to be completed beyond 2025/26 (i.e. outside the five year period). Figures updated as at 1<sup>st</sup> April 2022.

<b>Site Status</b>	<b>UC</b>	Site with planning permission, under construction
	<b>PG</b>	Site with planning permission, not yet under construction
	<b>BLR</b>	Site identified on the Brownfield Land Register
	<b>RG</b>	Resolution to grant

Site	Planning Permission Reference	Status 31 Mar 22	2022/23	2023/24	2024/25	2025/26	2026/27	Total 5YHLS
75 Oaklands Avenue	6/2020/0456/FULL	UC	9					9
101 Brookmans Avenue	6/2019/2313/FULL	UC	6					6
11 Brookmans Ave	6/2021/3314/FULL	PG	-4					-4
<b>Small Sites x 2 - Under Construction</b>		UC	2	0	0	0	0	2
<b>Small Sites x 6 - Permission Granted</b>		PG	-2	9	0	0	0	7
<b>Total Brookmans Park</b>			<b>11</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>
36 The Ridgeway and land to the rear, Cuffley	6/2018/2863/FULL	UC	6					6
<b>Small Sites x 4 - Under Construction</b>		UC	4	0	0	0	0	4
<b>Small Sites x 6 - Permission Granted</b>		PG	-1	6	0	0	0	5
<b>Total Cuffley</b>			<b>9</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
61 New Road	6/2020/2818/FULL	PG	-1	9				8
63-65 New Road	6/2019/1569/FULL	UC	9					9
<b>Small Sites x 2 - Under Construction</b>		UC	2	0	0	0	0	2
<b>Small Sites x 1 - Permission Granted</b>		PG	0	1	0	0	0	1
<b>Total Digswell</b>			<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>
High view (Hilltop) SPD Site	6/2019/1067/MAJ	UC	36	36	42	26		140
Former Volkswagen Van Centre Comet Way	6/2020/3222/MAJ	PG			118			118
Minster House, Minster Close, Hatfield	6/2019/2086/FULL	UC	91					91
Land at Onslow St Audrey's School	6/2017/1641/MAJ	UC	6	37	43			86
Link Drive	6/2019/2431/MAJ	RG			80			80
1-9 Town Centre	6/2019/2430/MAJ	PG		71				71
Plot 6000, Hatfield Business Park	6/2018/2994/VAR	UC	45					45
South of Filbert Close	6/2019/2162/OUTLINE	PG		39				39
1 Burfield Close	6/2020/3257/MAJ	RG			10			10
Garages at Hollyfield	6/2021/2492/FULL	BLR		8				8
Sylvia Adams House, 24 The Common	6/2020/3226/PN32	PG		10				10
Andre House, 19-25 Salisbury Square	6/2021/1244/PN11	PG		8				8
41-43 Town Centre, Hatfield, AL10 0JJ	6/2021/1805/FULL	PG		6				6
14-16 Bishops Rise	6/2018/1883/FULL	PG		5				5
36 Salisbury Square	6/2017/1902/FULL	UC	5					5
<b>Small Sites x 4 - Under Construction</b>		UC	4	0	0	0	0	4
<b>Small Sites x 13 - Permission Granted</b>		PG	-2	14	0	0	0	12
<b>Total Hatfield</b>			<b>185</b>	<b>234</b>	<b>293</b>	<b>26</b>	<b>0</b>	<b>738</b>



Site	Planning Permission Reference	Status 31 Mar 22	2022/23	2023/24	2024/25	2025/26	2026/27	Total 5YHLS
Osbourne House Farm, Hawkshead Road	6/2021/3304/MAJ	RG			17	17		34
<b>Total Little Heath</b>			<b>0</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>34</b>
<b>Small Sites x 5 - Under Construction</b>		UC	7	0	0	0	0	7
<b>Total Oaklands &amp; Mardley Heath</b>			<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>
<b>Small Sites x 1 - Under construction</b>		UC	1	0	0	0	0	1
<b>Total Welham Green</b>			<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Small Sites x 5 - Under construction</b>		UC	10	0	0	0	0	10
<b>Small Sites x 2 - Permission Granted</b>		PG	0	2	0	0	0	2
<b>Total Welwyn</b>			<b>10</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
Broadwater Road West SPD Site	6/2018/0171/MAJ	UC	208		100	226	226	760
North East of WGC - Panshanger	6/2018/0873/OUTLINE	PG			150	150	162	462
29 Broadwater Road	6/2019/3024/MAJ	PG		128				128
Ratcliff Tail Lift Site, WGC	6/2018/3110/MAJ	UC	30	29				59
Land adjacent to 45 Broadwater Road	6/2018/3292/MAJ	UC	58					58
YMCA, 90 Peartree Lane	6/2019/2714/OUTLINE	RG		29				29
37 Broadwater Road	6/2018/2387/MAJ	UC	24					24
Units 1,1a, 3 Swallow End	6/2018/0231/PN11	UC		10				10
Units 1,1a, 3 Swallow End	6/2019/1172/FULL	UC		8				8
Land behind 140 Ludwick Way	6/2019/1616/FULL	UC	6					6
<b>Small Sites x 6 - Under Construction</b>		UC	15	0	0	0	0	15
<b>Small Sites x 2- Permission Granted</b>		PG	-1	6	0	0	0	5
<b>Total Welwyn Garden City</b>			<b>340</b>	<b>210</b>	<b>250</b>	<b>376</b>	<b>388</b>	<b>1,564</b>
Roundhouse Farm	6/2020/2248/OUTLINE	PG			55			55
Northaw House, Coopers Lane, Northaw	6/2019/0217/MAJ	UC	11	12				23
Mill Green Mill, Green Lane	6/2018/0717/MAJ	UC	9					9
St Andrews Care Home	6/2020/1249/FULL	PG		7				7
<b>Small Sites x 15 - Under Construction</b>		UC	22	2	0	0	0	24
<b>Small Sites x 12- Permission Granted</b>		PG	-2	18	0	0	0	16
<b>Total Rural Areas</b>			<b>40</b>	<b>39</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>134</b>
<b>Total Welwyn Hatfield</b>			<b>613</b>	<b>510</b>	<b>615</b>	<b>419</b>	<b>388</b>	<b>2,545</b>