Housing Trajectory (Draft Local Plan Site Allocations) - Estimated Housing Delivery by year

		Pre-Plan Period				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Plan Period Total	Capacity in DLP (where different)
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		
Completions to date		**671**	**315**	**462**	***674[1]***																	**2,122**	
Sites with Planning Permissions (at 31 Mar 2020)						**404**	**401**	**180**	**20**				**-7**	**24**								**1,022**	
Suitable HELAA sites below allocation threshold										**16**									**8**			**24**	**26**
Local Plan Site Allocations	SDS1 (WGC4) North East Welwyn Garden City								50	100	125	125	125	125								**650**	
	SDS2 (WGC5) South East Welwyn Garden City								50	75	150	150	150	150	150	150	100	100	75			**1300**	*1200*
	SDS3 (Pea02b) Broadwater Road West, WGC						208	130	332	126	355	126	126									**1403**	*850*
	SDS4 (Pea02c) Broadwater Road West (Pall Mall), WGC											57	57	57								**171**	
	SDS5 (Hat1) North West Hatfield								50	75	150	150	150	150	150	150	150	150	150	150	125	**1750**	*1650*
	SDS6 (Hat15) Symondshyde New Village											46	100	100	150	150	150	150	140	100	50	**1136[2]**	*1130*
	SDS7 (WeG4b) Marshmoor, Welham Green										40	40										**80**	
	MUS1 (Han40) Welwyn Garden City Town Centre North, WGC										33	34	33									**100**	
	MUS2 (HC100b) 1-9 Town Centre, Hatfield									35	36											**71**	*66*
	MUS3 (HW100) High View, Hatfield						2	40	47	57												**146**	*87*
	HS1 (Pan01b) Land at Bericot Way (N) , WGC						21															**21**	*28*
	HS2 (WGC1) Creswick, WGC								60	80	80	80										**300**	*290*
	HS3 (Pea08) 80 Bridge Road East, WGC										16	16										**32**	
	HS4 (Hal03) Ratcliff Tail Lift Site, Bessemer Road, WGC						4	61	45													**110**	
	HS5 (Hol19) Hyde Valley House, Hyde Valley, WGC							17														**17**	
	HS6 (Han91) Land at Gosling Sports Park, WGC											62	63	63	62							**250**	
	HS7 (Hal02) Land at Waterside, WGC																					**0**	*20*
	HS8 (Pea24) St Michaels House, Holwell Road, WGC															11	11					**22**	
	HS9 (HE80) Land at Onslow St Audrey's School, Hatfield					-1	43	44														**86**	*61*

		Pre-Plan Period				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Plan Period Total	Capacity in DLP (where different)
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		
Local Plan Site Allocations	HS10 (HS31) Garages at Hollyfield, Hatfield						10	3														**13**	*14*
	HS11 (Hat11) Land at Southway, Hatfield									40	40	40										**120**	
	HS13 (HS91) Land south of Filbert Close, Hatfield										18	19										**37**	
	HS14 (HE23) L Kahn Factory Site, Wellfield Road, Hatfield															31	31					**62**	
	HS15 (WGr1) Land east of London Road, Woolmer Green								50	60	40											**150**	
	HS16 (OMH8) 2 Great North Road, O&MH								5													**5**	
	HS17 (OMH5) Land rear of 2a-12 Great North Road, O&MH									10	10											**20**	
	HS18 (Wel11) The Vineyards, Welwyn									30												**30**	
	HS19 (Wel4) Sandyhurst, The Bypass, Welwyn								30													**30**	
	HS20 (Wel3) School Lane, Welwyn									9												**9**	*7*
	HS21 (BrP13) Land west of Golf Club Road , Brookmans Park									14												**14**	
	HS22 (BrP4) Land west of Brookmans Park Railway Station								50	50	50	50	50	50								**300**	*250*
	HS23 (BrP14) Land east of Golf Club Road, Brookmans Park								10													**10**	
	HS24 (LHe1) Land north of Hawkshead Road, Little Heath								17	18												**35**	
	HS25 (BrP7) Land south of Hawkshead Road, Little Heath								34	33	33											**100**	
	HS26 (No02) 36 The Ridgeway and land to the rear, Cuffley					-1	6															**5**	*8*
	HS27 (Cuf1) Land at The Meadway, Cuffley									30												**30**	
	HS28 (Cuf6) Land south of Northaw Road East, Cuffley							5	30	46	40											**121**	*108*
	HS29 (Cuf12) Land north of Northaw Road East, Cuffley								35	38												**73**	
	HS30 (Cuf7) Wells Farm, Northaw Road East, Cuffley								35	40												**75**	

		Pre-Plan Period				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Plan Period Total	Capacity in DLP (where different)
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		
Local Plan Site Allocations	HS31 (No10) Land west of St Martins Church, Cuffley															5						**5**	
	HS32 (GTLAA04) Four Oaks, Great North Road, O&MH					6																**6**	
	HS33 (GTLAA08) Barbraville, Hertford Road nr. Mill Green										4											**4**	
	HS34(GTLAA09) Land at Coopers Green Lane																					**0**	*10*
	HS35 (GTLAA01) Foxes Lane, Welham Green									12												**12**	
Local Plan Site Allocations Total						**4**	**294**	**300**	**930**	**978**	**1220**	**995**	**854**	**695**	**512**	**497**	**442**	**400**	**365**	**250**	**175**	**8911**	
Windfall									**133**	**82**	**51**	**51**	**51**	**51**	**51**	**139**	**139**	**139**	**139**	**139**	**139**	**1,304**[3]	
Non-implementation allowance																						**-17**	
Overall Total		**671**	**315**	**462**	**674**	**408**	**695**	**480**	**1083**	**1076**	**1271**	**1046**	**898**	**770**	**563**	**636**	**581**	**539**	**512**	**389**	**314**	**13,366**	

[1]Provisional figure.

[2]Evidence submitted to the examination on 19/06/20 indicates this site has the potential to be expanded to deliver an additional 400 dwellings.

[3]The calculation for the updated windfall allowance is presented in the Housing and Economic Land Availability Assessment 2019, paragraphs 5.1 – 5.21.