

## Appendix 2

### Housing Land Supply

#### Draft Submitted Local Plan Sites

Settlement	HELAA Ref	Local Plan Ref	Site	Submitted Local Plan Sites 2016	Planning permission	Updated Capacity	Notes
WGC	WGC4	SDS1	North east of Welwyn Garden City	650	650	815	Extended site - Outline permission granted - 6/2018/0873/OUTLINE
WGC	WGC5	SDS2	South east of Welwyn Garden City	1200		600	Interim Report
WGC	Pea02b	SDS3	Broadwater Road West SPD Site	850	1403	2003	Permission granted - 6/2018/0171/MAJ. Includes c2 dwelling allowance. Pre-app discussion and promoter response to consultation indicate higher capacity but officer assessment reduces this to 2003
WGC	Pea02c	SDS4	Broadwater Road West SPD Site (West) - Pall Mall	171		171	
WGC	Pan01b	HS1	Land at Bericot Way (North)	28	21	21	Permission granted - 6/2019/0564/RM
WGC	WGC1	HS2	Creswick	290		300	Discussed at Stage 4 Hearing Session
WGC	Pea08	HS3	80 Bridge Road East	32		32	
WGC	Hal03	HS4	Ratcliff Tail Lift Site, Bessemer Road	110	110	110	Permission granted - 6/2018/3110/MAJ
WGC	Hol19	HS5	Hyde Valley House, Hyde Valley	17		17	
WGC	Han40	MUS1	Welwyn Garden City Town Centre North SPD Site	100		100	
WGC	Han91	HS6	Land at Gosling Sports Park, Stanborough Road	250		100	Sports Strategy results indicate smaller site now available
WGC	Hal02	HS7	Land at Waterside, WGC	20		0	Discussed at Stage 4 Hearing Session
WGC	Pea24	HS8	St Michaels House, Holwell Road	22		22	

Hatfield	Hat1	SDS5	North West Hatfield	1650		1750	Higher capacity assessment included in HELAA 2019
Hatfield	HC100b	MUS2	1-9 Town Centre	66	71	71	Resolution to grant - Awaiting s106 agreement - 6/2019/2430/MAJ
Hatfield	HW100	MUS3	High view (Hilltop) SPD Site	87	140	140	Permission granted - 6/2019/1067/MAJ. Existing 6 units - net gain 140.
Hatfield	HE80	HS9	Land at Onslow St Audrey's School	61	86	86	Permission granted - 6/2017/1641/MAJ. Expires 05/10/2021.
Hatfield	HS31	HS10	Garages at Hollyfield	14		12	
Hatfield	Hat11	HS11	Land at Southway	120		120	
Hatfield	HS91	HS13	Land south of Filbert Close	37	37	37	Outline permission granted - 6/2019/2162/OUTLINE
Hatfield	HE23	HS14	L Kahn Manufacturing, Wellfield Road	62		62	
Woolmer Green	WGr1	HS15	Land east of London Road	150		150	
O&MH	OMH8	HS16	2 Great North Road	5		5	
O&MH	OMH5	HS17	Land rear of 2a-12 Great North Road	20		20	
O&MH	GTLAA04	HS32	SG - Four Oaks, Great North Road	6		6	
Welwyn	Wel11	HS18	The Vineyards	30		30	
Welwyn	Wel4	HS19	Sandyhurst, The Bypass	30		30	
Welwyn	Wel3	HS20	School Lane	7		9	Discussed at Stage 8 Hearing Session
Welham Green	WeG4b	SDS7	Marshmoor	80		100	Statement of Common Ground and HELAA 2020 assessment
Welham Green	GTLAA01	HS35	Foxes Lane, Dixons Hill Road	12		12	
Brookmans Park	BrP4	HS22	Land west of Brookmans Park Railway Station	250		0	SOCG indicates higher capacity but no longer supported by the Council
Brookmans Park	BrP13	HS21	Land west of Golf Club Road	14		14	
Brookmans Park	BrP14	HS23	Land east of Golf Club Road	10		10	
Little Heath	BrP7	HS24	Land south of Hawkshead Road	100		0	No longer supported by the Council
Little Heath	LHe1	HS25	Land north of Hawkshead Road	35		35	

Cuffley	No02	HS26	36 The Ridgeway and land to the rear	8	5	5	Permission granted - 6/2018/2863/FULL
Cuffley	Cuf1	HS27	Land at The Meadway	30		60	Updated HELAA submitted to the examination
Cuffley	Cuf6	HS28	Land south of Northaw Road East	108	121	121	Discussed at Stage 8 Hearing Session - Awaiting determination - S6/2015/1342/PP
Cuffley	Cuf12	HS29	Land north of Northaw Road East	73		0	Council no longer consider exceptional circumstances exist
Cuffley	Cuf7	HS30	Wells Farm, Northaw Road East	75		0	Council no longer consider exceptional circumstances exist
Cuffley	No10	HS31	Land west of St Martin de Porres Church	5		0	Discussed at Stage 8 Hearing Session
Rural Areas	Hat15	SDS6	Symondshyde New Village	1130		0	Council no longer consider exceptional circumstances exist
Rural Areas	GTLAA08	HS33	Barbraville, Hertford Road, Mill Green	4		0	
Rural Areas	GTLAA09	HS34	Land at Coopers Green Lane	10		0	Discussed at Stage 2 Hearing Session
<b>Total</b>				<b>8029</b>	<b>2656</b>	<b>7176</b>	

### Capacity from Additional Sites

Settlement	HELAA Reference	Site	Capacity
WGC	Han40a	Town Centre North- Campus	250
WGC	Pea106	73-83 Bridge Road East	235
WGC	Pea103	29 Broadwater Road	128
WGC	Pea102	Bio Park, Broadwater Road	250
WGC	Pea104	YMCA, 90 Peartree Lane	15
WGC	Pea105	61 Bridge Road	21
WGC	Hol23	Neighbourhood Centre, Hollybush Lane	16
WGC	Pea97	Former Norton Building	122
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	WE100	51-53 London Road	34
Welham Green	WeG1	51 Welham Manor	16
Welham Green	WeG3a	Land South of Welham Manor	68
Welham Green	WeG10	Dixons Hill Road	120
Brookmans Park	BrP1	Upper Bell Lane	104
Little Heath	LHe4/5	Part of Studlands/Videne, Hawkshead Road	36
<b>TOTAL</b>			<b>1,702</b>

#### Capacity from Safeguarded land/Broad Location

Settlement	HELAA Reference	Site	Capacity
Potters Bar	PB1	Enfield Chase Estate Land south of Coopers Lane Road	700

#### Windfall Allowance

<b>TOTAL</b>	<b>Average over 13 years</b>
1,402	108

## Completions Data 2016/20

2016/17

Settlement	Site	Use Class	Planning Permission Reference	Net Completions in year
WGC	82 Bridge Road East	C3	N6/2014/0918/M A	10
WGC	Xerox Campus, Bessemer Road	C3	N6/2015/1049/O R	101
WGC	Dairycrest Depot, Homestead Lane	C3	N6/2015/1079/M A	11
Hatfield	University of Hertfordshire, College Lane Campus	C1	S6/2012/1928/P P	324
Hatfield	31 Salisbury Square	C3	S6/2015/1034/M A	10
Hatfield	71 Great North Road (North)	C3	S6/2014/1620/O R	27
Hatfield	1-5 Harpsfield Broadway	C3	S6/2014/1174/O R	15
Welwyn	The Frythe (West)	C3	N6/2014/0208/D E	33
Welwyn	The Frythe (Central)	C3	N6/2013/2563/D E	16
Brookmans Park	1-12 Green Close	C3	S6/2013/2231/M A	16
Brookmans Park	Land at Green Close	C3	S6/2013/0830/M A	12
Cuffley	Turbocentre, Station Road	C3	S6/2014/0243/M A	24
Sites of less than 10 dwellings (42 sites)				84
Demolitions				-12
<b>Total</b>				<b>671</b>

**2017/18**

<b>Settlement</b>	<b>Site</b>	<b>Use Class</b>	<b>Planning Permission Reference</b>	<b>Net Completions in year</b>
WGC	Land at Bericot Way	C2	N6/2014/2462/M A	42
WGC	Former QEII Hospital, Howlands (East)	C3	6/2015/1901/RM	39
WGC	Xerox Campus, Bessemer Road	C3	N6/2015/1049/O R	35
WGC	Former QEII Hospital, Howlands (West)	C2	6/2015/2132/RM	35
WGC	Stonehills House, Stonehills (Conversion)	C3	N6/2015/0192/O R	23
WGC	Xerox Campus, Bessemer Road	C3	6/2015/2128/MA J	22
WGC	82 Bridge Road East	C3	N6/2014/0918/M A	13
Hatfield	51 Great North Road	C3	6/2016/1647/MA J	23
Welwyn	The Frythe (West)	C3	N6/2014/0208/D E	40
Sites of less than 10 dwellings (40 sites)				68
Demolitions				-25
<b>Total</b>				<b>315</b>

**2018/19**

Settlement	Site	Use Class	Planning Permission Reference	Net Completions in year
WGC	Former QEII Hospital, Howlands (East)	C3	6/2015/1901/RM	124
WGC	Xerox Campus, Bessemer Road	C3	6/2016/1176/RM	110
WGC	Inspira House, Martinfield	C3	6/2017/1519/PN 11	54
WGC	Land adj Broadwater House, 43 Broadwater Road	C3	N6/2015/0034/M A	23
WGC	Xerox Campus, Bessemer Road	C3	6/2015/2213/MA J	22
WGC	Stonehills House, Stonehills (Additional units)	C3	6/2016/0818/MA J	12
Hatfield	Land to the rear of 44-52 Garden Avenue	C3	S6/2014/2179/M A	22
Hatfield	71 Great North Road (South)	C3	6/2015/1774/MA J	18
Hatfield	41-43 Roe Green Lane	C3	6/2016/0345/MA J	16
Oaklands & Mardley Heath	Land adjacent to 82 Great North Road	C3	6/2017/0547/FU LL	10
Welwyn	The Frythe (West)	C3	6/2017/1160/MA J	12
Brookmans Park	Land north of Green Close	C3	6/2016/0192/MA J	12
Sites of less than 10 dwellings (26 Sites)				58
Demolitions				-31
<b>Total</b>				<b>462</b>

**2019/20**

<b>Settlement</b>	<b>Site</b>	<b>Use Class</b>	<b>Planning Permission Reference</b>	<b>Net Completions in year</b>
WGC	Xerox Campus, Bessemer Road	C3	6/2018/0685/PN11	70
WGC	51 Bridge Road East	C3	6/2017/2104/MAJ	54
WGC	Mercury House, 1 Broadwater Road	C3	6/2016/2624/FULL	43
WGC	Xerox Campus, Bessemer Road	C3	6/2017/1568/MAJ	38
WGC	Broadwater Road West SPD Site (Central - Former Roche Building)	C3	6/2016/1882/FULL	34
WGC	Xerox Campus, Bessemer Road	C3	6/2016/2690/MAJ	30
WGC	Xerox Campus, Bessemer Road	C3	6/2015/2213/MAJ	22
WGC	Former Xerox Site, Bessemer Road	C3	6/2018/1810/MAJ	16
Hatfield	Comet Hotel, St Albans Road West	C3	6/2016/1739/MAJ	272
Hatfield	Northdown Road	C3	6/2016/1091/DC3	16
Welwyn	The Frythe (West)	C3	6/2017/1160/MAJ	18
Welwyn	The Frythe (Main House Conversion)	C3	6/2016/0011/VAR	12
Sites of less than 10 dwellings (34 Sites)				61
Demolitions				-13
<b>Total</b>				<b>673</b>

<b>TOTAL COMPLETIONS 2016/17 - 2019/20</b>	<b>2,121</b>
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**Commitments as at 30 September 2020 – As presented to CPPP November 17<sup>th</sup> (Table 5)**

<b>Settlement</b>	<b>Site</b>	<b>Permission Reference</b>	<b>Dwellings (Remaining to deliver)</b>
WGC	Xerox Campus, Bessemer Road (Blocks X2 and X3)	6/2016/1975/RM	125
WGC	Land adjacent to 45 Broadwater Road	6/2018/3292/MAJ	58
WGC	QEII hospital nursery and MRI centre off William Close	6/2018/2809/MAJ	41
WGC	Land north of Chequersfield	6/2018/1519/MAJ	30
WGC	26 Stonehills	6/2019/1452/MAJ	27
WGC	Accord House, 28 Bridge Road East	6/2018/2472/MAJ	25
WGC	37 Broadwater Road	6/2018/2387/MAJ	24
WGC	Fountain House, Howardsgate (1 <sup>st</sup> /2 <sup>nd</sup> floor conversion)	6/2018/1067/PN11	18
WGC	Accord House, 28 Bridge Road East	6/2020/0461/PN11	17
WGC	Fountain House, Howardsgate (Roof Extension, 3rd floor)	6/2018/1057/FULL	9
WGC	Diocesan Education Centre, Hall Grove	6/2018/1029/FULL	9
WGC	Units 1,1a, 3 Swallow End	6/2018/0231/PN11	12
WGC	Units 1,1a, 3 Swallow End	6/2019/1172/FULL	8
WGC	The East, Great North Road	6/2018/2085/FULL	8
WGC	Land behind 140 Ludwick Way	6/2019/1616/FULL	6
WGC	St Andrews Care Home	6/2020/1249/FULL	7
Hatfield	Plot 6000, Hatfield Business Park	6/2017/0550/MAJ	45
Hatfield	98-102 Great North Road	6/2017/1194/MAJ	24
Hatfield	Colonial House, 87 Great North Road	S6/2014/1541/MA	20
Hatfield	Car Park north of Salisbury Square	S6/2011/1994/MA	17
Hatfield	36 Salisbury Square (1st /2nd floor conversion)	6/2020/0918/PN11	16
Hatfield	Andre House, 19-25 Salisbury Square	6/2018/0688/PN11	9
Hatfield	14-16 Bishops Rise	6/2018/1883/FULL	5
Hatfield	36 Salisbury Square	6/2017/1902/FULL	5
Hatfield	33 Lemsford Road, Hatfield	6/2018/0534/FULL	5
Hatfield	Maynard House, 1 The Common	6/2018/2552/FULL	8

Hatfield	1 Roe Green Close	6/2019/1699/FULL	7
Woolmer Green	Entech House	6/2017/0848/MAJ	72
Welwyn	37 Church Street	6/2017/2107/FULL	8
Digswell	63-65 New Road	6/2019/1569/FULL	8
Brookmans Park	75 Oaklands Avenue	6/2020/0456/FULL	7
Brookmans Park	77 Brookmans Avenue	6/2018/1996/FULL	7
Brookmans Park	101 Brookmans Avenue	6/2019/2313/FULL	6
Brookmans Park	11 Brookmans Avenue	6/2016/1778/FULL	5
Cuffley	12 Tolmers Gardens	6/2018/3125/FULL	8
Cuffley	Cuffley Motor Company, Station Road	6/2016/0887/MAJ	12
Rural North	Guessens 6 Codicote Road	6/2018/3140/FULL	7
Rural North	Mill Green Mill, Green Lane	6/2018/0717/MAJ	9
Rural South	Swan Lodge, Bell Lane, Brookmans Park	6/2016/0168/FULL	8
Rural South	Northaw House, Coopers Lane, Northaw	6/2019/0217/MAJ	23
Rural South	Ponsbourne Riding Centre, Newgate Street	6/2018/0598/MAJ	7
<b>Total (Sites of 5+ dwellings as above)</b>			<b>952</b>
<b>Small Sites (122 sites of Less than 5 dwellings)</b>			<b>189</b>
<b>Total Commitments</b>			<b>961</b>

### Small Sites

Settlement	HELAA Reference	Site	Dwellings - Net
WGC	Pan02	Land south of 1-17 Poplars	8
WGC	Hol20	Land north of The Beehive PH, Beehive Lane	5
WGC	Sh91	15 Digswell Park Road	2
<b>TOTAL</b>			<b>15</b>