

# BRIEFING NOTE

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**Re:** H5057/1 Welwyn and Hatfield Local Plan Examination Fulling Mill Lane Wel 1, 2 & 15

**Date:** 17/03/21

**Subject:** Stage 9 Hearing Sessions Matter 2 - Post Examination Update

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## Introduction

At the Stage 9 Matter 2 session of Welwyn and Hatfield Local Plan Examination Fulling Mill Lane Wel 1, 2 & 15 the inspector asked me as to what the minimum number of dwellings were required to deliver the road improvements and my response was that both Wel 1 and Wel 2 would be required to deliver the required improvements. The inspector then requested how many dwellings that would amount to and I stated that I would check and get back to the inspector on that matter. I did not do this during the session as the discussion moved on. This note sets out the response to that question.

A further question was raised regarding the existence of a restrictive covenant on Wel 15 which prevented residential development. I attach a separate letter from my client's solicitor Gunnercooke (13/03/21) which concludes that while there is a covenant on Wel 15 this does not prejudice the deliverability of site Wel 15

## Response

The total number of dwellings in Wel 1 and Wel 2 total 218 dwellings and this was the figure tested in the viability assessment which delivered the highway improvements and the other 106 requirements including the 35% affordable housing.

In direct answer to the inspectors question as to the number of dwellings that are required to deliver the road improvements, I have now been informed that this is a lower figure of **190 dwellings** that is required to deliver the highway improvements (i.e. the number of dwellings contributing to the construction, purchase of the strip of land, and Marsh enhancement works) as well as the other 106 contributions including the delivery **35% affordable housing**.

I trust this addresses the outstanding questions.

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