

Site Selection January 2022

Table 1: Housing Supply Summary

Supply	Dwellings
Total allocations	8,277
Small Sites	14
Windfall	1,668
Completions (2016 - 2021)	2,514
Commitments	806
Total	13,279

Table 2: Allocations agreed by Full Council 2022

Settlement	LP Ref	HELAA Ref	Site	Dwellings	Delivery Year(s)
WGC	SDS1	WGC4/4a	North east of Welwyn Garden City	845	3-10
WGC	SDS2	WGC5	South east of Welwyn Garden City	600	3-8
WGC	SDS3	Pea02b	Broadwater Road West SPD Site	2003	1-10
WGC	SDS4	Pea02c	Broadwater Road West SPD Site (West)	171	10-12
WGC	HS1	Pan01b	Land at Bericot Way (North)	0	
WGC	HS2	WGC1	Creswick	300	3-5
WGC	HS3	Pea08	80 Bridge Road East	32	5-6
WGC	HS4	Hal03	Ratcliff Tail Lift Site, Bessemer Road	110	0-2
WGC	HS5	Hol19	Hyde Valley House, Hyde Valley	17	1
WGC	MUS1	Han40	Welwyn Garden City Town Centre North SPD Site	100	5-7
WGC	HS6	Han91	Land at Gosling Sports Park, Stanborough Road	100	8-9
WGC	HS8	Pea24	St Michaels House, Holwell Road	22	10-11
WGC		Han40a	Town Centre North- Campus	250	3-5
WGC		Pea102	Bio Park, Broadwater Road	250	2-4
WGC		Pea104	YMCA, 90 Peartree Lane	15	1
WGC		Hol23	Neighbourhood Centre, Hollybush Lane	16	10
Hatfield	SDS5	Hat1	North West Hatfield	1750	3-14
Hatfield	MUS2	HC100b	1-9 Town Centre	71	1-3
Hatfield	MUS3	HW100	High view (Hilltop) SPD Site	140	1-4
Hatfield	HS9	HE80	Land at Onslow St Audrey's School, Howe Dell	86	1-4
Hatfield	HS10	HS31	Garages at Hollyfield	12	2
Hatfield	HS11	Hat11	Land at Southway	120	4-6
Hatfield	HS13	HS91	Land south of Filbert Close	37	2
Hatfield	HS14	HE23	L Kahn Manufacturing, Wellfield Road	62	10-11
Hatfield		HC11	Meridian House, The Common	11	3
Hatfield		HE17	Link Drive (Site F)	80	2021/22, 1-2
Hatfield		HC08	Lemsford Road (Site H)	32	5-6
Hatfield		HSW92	Minster Close	49	2021/22
Hatfield		HSW94	College Lane	115	4-5
Woolmer Green	HS15	WGr1	Land east of London Road	150	3-5
Woolmer Green		WE100	51-53 London Road	34	2
O&MH	HS16	OMH8	2 Great North Road	5	4
O&MH	HS32	GTLAA04	SG - Four Oaks, Great North Road	6	2021/22

O&MH	HS17	OMH5	Land rear of 2a-12 Great North Road	20	4
Welwyn	HS18	Wel11	The Vineyards	30	4
Welwyn	HS19	Wel4	Sandyhurst, The Bypass	30	3
Welwyn	HS20	Wel3	School Lane	9	4
Welham Green	HS35	GTLAA01	Foxes Lane, Dixons Hill Road	12	2021/22
Welham Green	SDS7	WeG4b	Marshmoor	100	5-6
Welham Green		WeG1	51 Welham Manor	16	2
Welham Green		WeG3a	Land South of Welham Manor	68	3-4
Welham Green		WeG10	Dixons Hill Road	120	3-4
Brookmans Park	HS21	BrP13	Land west of Golf Club Road	14	4
Brookmans Park	HS23	BrP14	Land east of Golf Club Road	10	3
Little Heath	HS24	LHe1	Land north of Hawkshead Road	35	3-4
Little Heath		LHe4/5	Part of Studlands/Videne, Hawkshead Road	36	3
Cuffley	HS26	No02	36 The Ridgeway and land to the rear	5	1
Cuffley	HS27	Cuf1	Land at The Meadway	60	4
Cuffley	HS28	Cuf6	Land south of Northaw Road East	121	1-4
Total				8,277	

Notes. HS1 land at Bericot Way included in completions.

Table 3 Site where exceptional circumstances do not exist

Settlement	LP Ref	HELAA Ref	Site	Dwellings
New Village	SDS6	Hat15	Symondshyde	1,130
Brookmans park	HS22	BrP4	Land West of Brookmans Park Railway Station	300
Little Heath	HS24	BrP7	Land south of Hawkshead Road	100
Cuffley	HS30	Cuf7	Wells Farm, Northaw Road East	75
Cuffey	HS29	Cuf12	Land North of Northaw Road East	73
Mill Green	HS33	GTLAA08	Barbaraville	4
Total				1,682

Table 4 Housing delivery across the plan period

	13,279		15,200	
	Dwellings	Cumulative Total	Dwellings	Cumulative Total
Completions	2,514	2,514	2,514	2,514
2021/22	596	3,110	596	3,110
Years 1-5	4,987	8,097	5,285	8,395
Years 6-10	3,813	<u>11,910</u>	3,765	<u>12,160</u>
Years 11-14	1,369	13,279	3,040	15,200
Total	13,279		15,200	

Notes. Underlined cumulative total shows position as at Year 10, a difference of 250 dwellings between the proposed delivery of 13,279 and 15,200.

A 20% buffer would be required to be added to the five year housing land supply until year 4 (2025/26), as delivery is not forecast to reach above 85% of the target until the end of 2024/25. A 5% buffer could then be applied from 2025/26.