

Examination of the Welwyn Hatfield Local Plan 2013-32

Reg 19 (Submitted Sites)

Northern Settlements

Policy SADM 27 Site HS 15

Land East of London Road, Woolmer Green

Gladman and the Landowners of Site HS 15

Matter 5 - Implementation



April 2020

Q41. When would the Site realistically be likely to be able to deliver dwellings within the plan period?

- 1.1 The Site is being actively promoted through the Local Plan preparation process, with numerous site-specific studies undertaken and site design work now underway. The Site is confirmed as available for development, with Gladman working with the landowners necessary to secure its development. At this stage there are no fundamental technical constraints which would prevent, delay or reduce the capacity of the Site for new homes.
- 1.2 Gladman is currently in the early stages of preparing a planning application for the Site which will be submitted shortly after the adoption of the Local Plan. This will enable the shortest possible lead-in period to first housing completions. Gladman would anticipate first completions onsite within 2-3 years of adoption of the Local Plan. It is noted that the Council project an annual delivery rate of 50 dwellings per year on the Site. Gladman do not disagree with this assessment however, given evidence of significant demand in the local housing market and the Site's sought-after location, it is considered that the annual delivery rate actually achieved on site may well be higher. Gladman expect the Site to contribute to the five-year supply either in full or to a significant degree.