

# Examination of the Welwyn Hatfield Local Plan

## Council's Statement - Stage 8 Hearing session

### Southern Settlements

Settlement: **Brookmans Park**

Policy Number: **SADM31**

Site References: **HS22 (BrP4)**

Matter number: **5**

Issue: **Implementation**

Question Number: **Q113**



## Matter 5 – Implementation - Brookmans Park

### Policy SADM31 Site HS22 (BrP4), Land West of Brookman's Park Railway Station

113) When would the site realistically be likely to be able to deliver dwellings within the plan period?

**Welwyn Hatfield Response:**

- a) This site is expected to start delivering towards the end of the first five years following adoption. The Council's updated trajectory shows completions commencing in 2023/24 with delivery taking place across six years to 2028/29, at a rate of 50 dwellings per annum.
- b) The promoter has appointed an active development partner, who has advised the Council that it does not envisage substantial infrastructure work will be required to allow the commencement of dwelling construction on this greenfield site.
- c) The HELAA 2016 (**HOU/19**) notes that timescales may be affected by progress on agreeing the technical and legal framework for the delivery of a new foot [and cycle] bridge and wastewater upgrades being designed and delivered in time, but this has been taken into account as part of a cautious delivery estimate.