

# **Examination of the Welwyn Hatfield Local Plan**

## **Council's Statement - Stage 8 Hearing session**

### **Southern Settlements**

**Settlement: Little Heath**

**Policy Number: SADM32**

**Site References: HS24 (BrP7), HS25 (LHe1)**

**Matter number: 5**

**Issue: Deliverability**

**Question Number: Q167**



## Matter 5 – Implementation

### Little Heath

**Question 167: When would these sites realistically be likely to be able to deliver dwellings within the plan period?**

#### **Welwyn Hatfield Response:**

- a) **Policy SADM32 HS24 (BrP7), Land South of Hawkshead Road** - This site is expected to start delivering dwellings in the first five years following adoption. The Council's updated trajectory shows completions across three years with the first 34 dwellings being delivered in 2023/24 and completing in 2025/26. These delivery timescales will depend upon wastewater upgrades being designed and delivered in time.
  
- b) **Policy SADM32 HS25 (LHe1), Land North of Hawkshead Road** - This site is expected to be delivered within the first five years of the plan period following adoption. The promoter has indicated that infrastructure works have been put in place to service this site (as part of another development) and Thames Water have advised that they do not envisage concerns relating to waste water. These factors, along with the size of this site, mean that delivery is expected earlier in the plan period. The Council's updated trajectory shows completions over two years in 2023/24 and 2024/25. These delivery rates have been informed by engagement with the site promoters alongside the Council's own evidence on delivery timescales.

**Proposed Housing Trajectory for Little Heath Sites**

<b>HELAA Reference</b>	<b>Local Plan Reference</b>	<b>Site</b>	<b>Total Net Dwellings</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>
BrP7	HS25	Land South of Hawkshead Road (Green Belt)	100					34	33	33										
LHe1	HS24	Land North of Hawkshead Road (Green Belt)	35					17	18											