

List of Sites submitted to the Examination in 2021

Table 1: Showing proposed allocations submitted to the Examination in 2020 that led to a total of 13,277 dwellings (column E). Showing where changes to site capacity have taken place since 2020 (column F). Showing an amended site selection removing sites the Inspector has concluded are unsound or unlikely to be sound if not required to meet local need.

A	B	C	D	E	F	G	H	I
Settlement	LP Ref	HELAA Ref	Site	Dwellings at 2020	Dwelling at 2022	Dwelling at 2020 + Inspectors views on soundness	Green Bet/Urban	Notes
WGC	SDS1	WGC4/4a	North east of Welwyn Garden City	815	845	845	GB	Sound
WGC	SDS2	WGC5	South east of Welwyn Garden City	500	600	600	GB	Sound
WGC	SDS3	Pea02b	Broadwater Road West SPD Site	2003	2003	2003	Urban	Sound
WGC	SDS4	Pea02c	Broadwater Road West SPD Site (West) - Pall Mall	171	171	171	Urban	Sound
WGC	HS1	Pan01b	Land at Bericot Way (North)	21	0	0	Urban	Sound included in completion figures
WGC	HS2	WGC1	Creswick	300	300	300	GB	Sound
WGC	HS3	Pea08	80 Bridge Road East	32	32	32	Urban	Sound
WGC	HS4	Hal03	Ratcliff Tail Lift Site, Bessemer Road	110	110	110	Urban	Sound
WGC	HS5	Hol19	Hyde Valley House, Hyde Valley	17	17	17	Urban	Sound
WGC	MUS1	Han40	Welwyn Garden City Town Centre North SPD Site	100	100	100	Urban	Sound
WGC	HS6	Han91	Land at Gosling Sports Park, Stanborough Road	100	100	100	Urban	Sound
WGC	HS8	Pea24	St Michaels House, Holwell Road	22	22	22	Urban	Sound
WGC		Han40a	Town Centre North- Campus	250	250	250	Urban	Sound
WGC		Pea106	73-83 Bridge Road East	235	235	0	Urban	Unsound
WGC	-	Pea103	29 Broadwater Road	128	0	0	Urban	Unsound but has planning permission included in commitments figures
WGC		Pea102	Bio Park, Broadwater Road	250	250	250	Urban	Sound
WGC		Pea104	YMCA, 90 Peartree Lane	15	15	15	Urban	Sound
WGC		Pea105	61 Bridge Road	21	21		Urban	Unsound
WGC		Hol23	Neighbourhood Centre, Hollybush Lane	16	16	16	Urban	Sound

WGC		Pea97	Former Norton Building	122	63	0	Urban	Unsound but has planning permission for 59 dwellings and is included in commitments figures (63 relates to difference between 122 and consent)
Hatfield	SDS5	Hat1	North West Hatfield	1750	1750	1750	GB	Sound
Hatfield	MUS2	HC100b	1-9 Town Centre	71	71	71	Urban	Sound
Hatfield	MUS3	HW100	High view (Hilltop) SPD Site	140	140	140	Urban	Sound
Hatfield	HS9	HE80	Land at Onslow St Audrey's School, Howe Dell	86	86	86	Urban	Sound
Hatfield	HS10	HS31	Garages at Hollyfield	12	12	12	Urban	Sound
Hatfield	HS11	Hat11	Land at Southway	120	120	120	GB	Sound
Hatfield	HS13	HS91	Land south of Filbert Close	37	37	37	Urban	Sound
Hatfield	HS14	HE23	L Kahn Manufacturing, Wellfield Road	62	62	62	Urban	Sound
Hatfield	-	HC11	Meridian House, The Common	11	11	11	Urban	Sound
Hatfield		HE17	Link Drive (Site F)	80	80	80	Urban	Sound
Hatfield		HC08	Lemsford Road (Site H)	32	32	32	Urban	Sound
Hatfield		HSW92	Minster Close	49	49	49	Urban	Sound
Hatfield		HSW94	College Lane	115	115	115	Urban	Sound
Woolmer Green	HS15	WGr1	Land east of London Road	150	150	150	GB	Sound
Woolmer Green		WE100	51-53 London Road	34	34	34	Urban	Sound
O&MH	HS16	OMH8	2 Great North Road	5	5	5	GB	Sound
O&MH	HS32	GTLAA04	SG - Four Oaks, Great North Road	6	6	6	GB	Sound
O&MH	HS17	OMH5	Land rear of 2a-12 Great North Road	20	20	20	GB	Sound
Welwyn	HS18	Wel11	The Vineyards	30	30	30	GB	Sound
Welwyn	HS19	Wel4	Sandyhurst, The Bypass	30	30	30	GB	Sound
Welwyn	HS20	Wel3	School Lane	9	9	9	GB	Sound
Welham Green	HS35	GTLAA01	Foxes Lane, Dixons Hill Road	12	12	12	GB	Sound
Welham Green	SDS7	WeG4b	Marshmoor	100	100	100	GB	Sound
Welham Green		WeG1	51 Welham Manor	16	16	16	GB	Sound
Welham Green		WeG3a	Land South of Welham Manor	68	68	68	GB	Sound
Welham Green		WeG10	Dixons Hill Road	120	120	120	GB	Sound

Brookmans Park	HS21	BrP13	Land west of Golf Club Road	14	14	14	GB	Sound
Brookmans Park	HS23	BrP14	Land east of Golf Club Road	10	10	10	GB	Sound
Brookmans Park		BrP1	Upper Bell Lane	104	104	0	GB	Unlikely to be sound if not required to meet local need
Little Heath	HS24	LHe1	Land north of Hawkshead Road	35	35	35	GB	Sound
Little Heath		LHe4/5	Part of Studlands/Videne, Hawkshead Road	36	36	36	GB	Sound but larger site could deliver 63 dwellings
Cuffley	HS26	No02	36 The Ridgeway and land to the rear	5	5	5	Urban	Sound
Cuffley	HS27	Cuf1	Land at The Meadway	60	60	60	GB	Sound
Cuffley	HS28	Cuf6	Land south of Northaw Road East	121	121	121	GB	Sound
Total				8,778	8,700	8,277		

Notes:

BrP1 - The Inspector concluded that the evidence before the examination suggests that in comparison with other options at Brookmans Park, this is not a particularly sustainable site for new residential development. Unless there is a genuine local need for additional housing that cannot be met in a more movement sustainable location and where exceptional circumstances for GB release can be justified, then the development of this site is unlikely to be found sound.

Table 2: House Supply

	Total 2020	Total 2022	Dwelling at 2020 + Inspectors views on soundness
TOTAL Sites (As above)	8,778	8,700	8,277
Small Sites - Suitable HELAA 2016 sites below allocation threshold	15	14	14
Windfall	1,402	1,668	1,668
Completions (2016 - 2020)	2,121	2,514	2,514
Commitments	961	806	806
Total	13,277	13,702	13,279