

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

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

**Northern Settlements**

**Settlement: Woolmer Green**

**Policy Number: SADM27**

**Site References: HS15 (WGr1)**

**Matter number: 5**

**Issues: Implementation and delivery**

**Question Numbers: Q41**



**Policy SADM27 Woolmer Green, Site HS15 (WGr1),  
Land East of London Road**

- 41) 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 dwellings in the first five years following adoption. The Council's updated trajectory shows completions across three years, with the first 50 completions delivering in 2023/24 and delivery completing in 2025/26. These delivery rates have been informed by engagement with the site promoters alongside the Council's own evidence on delivery timescales.
  
- b) Whilst a pre-development inquiry to Thames Water by the promoter indicated no improvement would need to be made to the existing sewer network, the Council has been advised by Thames Water that this advice is only considered relevant for a period of 12 months. As Thames Water continue to advise the Council (in relation to the Local Plan) that sites in this locality would need waste water upgrades, delivery estimates have been made taking this into consideration.