

Examination of the Welwyn Hatfield Local Plan

Council's Statement - Stage 8 Hearing session

Southern Settlements

Settlement: **Cuffley**

Policy Number: **SADM33**

Site References: **HS26 (No02), HS27 (Cuf1),
HS28 (Cuf6), HS29 (Cuf12), HS30 (Cuf7),
HS31 (No10)**

Matter number: **5**

Issue: **Implementation**

Question Number: **Q218**



Matter 5 – Implementation – Cuffley

Question 218: When would these sites realistically be likely to be able to deliver dwellings within the plan period?

Welwyn Hatfield Response:

- a) **Policy SADM33 HS26 (No02), 36 The Ridgeway and land to the rear** - This site had permission granted in March 2019 and is expected to be delivered early in the first five years. The Council's updated trajectory shows construction commencing in 2020/21 and the completion of 6 dwellings in 2021/22.
- b) **Policy SADM33 HS27 (Cuf1), The Meadway** - This site is expected to be delivered towards the end of the first five years of the plan period following adoption. The Council's updated trajectory shows all 30 dwellings completing in one year (2024/25). These delivery timescales will depend upon wastewater upgrades being designed and delivered in time, otherwise delivery in years 6-10 would be considered more realistic.
- c) **Policy SADM 33 HS28 (Cuf6), Land at Northaw Road East** - This site is expected to start delivering dwellings in the first five years following adoption. The Council's updated trajectory shows delivery across four years with the first 5 dwellings being completed in 2022/23, then at a rate of between 30-40 dwellings per annum with completion in 2025/26. These delivery timescales will depend upon wastewater upgrades being designed and delivered in time, otherwise delivery in years 6-10 would be considered more realistic.¹
- d) **Policy SADM33 HS29 (Cuf12), Land at Northaw Road East** - This site is expected to be delivered within the first five years of the plan period following adoption. The Council's updated trajectory shows delivery over two years with the first 35 dwellings coming forward in 2023/24. These delivery timescales will depend upon wastewater upgrades being designed and delivered in time, otherwise delivery in years 6-10 would be considered more realistic
- e) **Policy SADM33 HS30 (Cuf7), Wells Farm Northaw Road East** - This site is expected to be delivered within the first five years of the plan period following adoption. The Council's updated trajectory shows delivery over two years with the first 35 dwellings being delivered in 2023/24 and completing in 2024/25. These delivery timescales will depend upon wastewater upgrades being designed and delivered in time, otherwise delivery in years 6-10 would be considered more realistic. These delivery rates have been informed by more up to date information provided by the promoter in 2019 alongside the Council's own evidence on delivery timescales.

¹ An outline planning application (S6/2015/1342/PP) has been submitted to the local planning authority. Whilst this is not yet determined, it indicates that the promoter has advanced proposals for the site

- f) **Policy SADM33 HS31 (No10), Land West of St Martin de Porres Catholic Church**
- Development on this site is expected towards the end of the plan period (years 11-15). It is understood that availability may depend upon an adjacent site coming forward which is not currently being promoted. The Council's updated trajectory shows delivery in 2030/31 to take account of this uncertainty.

Proposed Housing Trajectory for Cuffley Sites

HELAA Reference	Local Plan Reference	Site	Total Net Dwellings	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Cuf6	HS28	Land south of Northaw Road East (Green Belt)	121				5	30	46	40										
Cuf7	HS30	Wells Farm, Northaw Road East (Green Belt)	75					35	40											
Cuf12	HS29	Land north of Northaw Road East (Green Belt)	73					35	38											
Cuf1	HS27	Land at The Meadway (Green Belt)	30						30											
No10	HS31	Land west of St Martin de Porres Catholic Church, Church Close	5												5					
No02	HS26	36 The Ridgeway and land to the rear	5		-1	6														