

Examination of the Welwyn Hatfield Local Plan

Council's Statement - Stage 8 Hearing session

Southern Settlements

Settlement: **Welham Green**

Policy Number: **SADM26 (Hatfield)**

Site Reference: **HS11 (Hat11)**

Matter number: **5**

Issue: **Implementation**

Question Number: **Q30**



Matter 5 – Implementation - Welham Green

Policy SADM26¹ Site HS11 (Hat11), Land at South Way

Question 30: 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 40 completions coming forward in 2024/25 and delivery completing in 2026/27. These delivery timescales will depend upon wastewater upgrades being designed and delivered in time. Delivery rates have been informed by engagement with the site promoters alongside the Council's own evidence on delivery timescales.

¹ **Note:** Policy SADM26 in the Draft Local Plan 2016 relates to New dwellings in Hatfield and includes site HS11 (Hat11). However, for the purposes of the Local Plan examination, this site is being examined as part of Hearing Session 8 on the Villages in the context of Welham Green.