

Standing up for Hertfordshire's countryside

Mrs J Pagdin
Development Control
Welwyn Hatfield Borough Council
Campus East
Welwyn Garden City
Herts. AL10 6AE

Our Ref:

Your Ref:

28th November 2018 (by email)

Dear Mrs Pagdin,

Application No. 6/2018/2726/MAJ
Erection of 4 industrial/commercial buildings within use classes B1c, B2 and B8 with
associated landscaping, access and infrastructure works
At The Holdings, Cole Green Lane, Welwyn Garden City, AL7 4AL

CPRE Hertfordshire have concerns regarding this application for inappropriate development in the Green Belt.

The applicant acknowledges that the proposal constitutes inappropriate development under the Green Belt policies in both the National Planning Policy Framework and the current Welwyn Hatfield Local Plan, but presents as 'very special circumstances' sufficient to outweigh the harm through inappropriateness and other harm to the Green Belt, the fact that there is an extant approval for commercial use on this site, that the Council propose, in the Submission Local Plan currently subject to examination in public, that the site be removed from the Green Belt to facilitate Birchall Garden Suburb and that the section of Birchall Garden Suburb in East Herts has now been included in that Council's adopted Local Plan.

The extant permission, for use classes B1a, B2 and B8, granted in 2016, is for buildings which are somewhat smaller than those proposed in this application. The current Welwyn Hatfield Local Plan, which would prohibit this development, remains in force until such time as the Submission Local Plan is adopted, and the East Herts Local Plan does not have a direct bearing on this site.

Consequently, we consider this application to be premature and its approval would preempt the outcome of the ongoing examination in public.

Yours sincerely,

David Irving