

Welwyn Hatfield Council Draft Local Plan Proposed Pre-Submission

Representation

By Campaign to Protect Rural England (CPRE) Hertfordshire
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PART B

Section 5

To which part of the draft Local Plan does this representation relate?

Paragraph Number:	22.4
Policy Number:	SADM 32
Policies Map Number or Inset Map Name:	
Table Number:	16
Figure Number:	

Section 6

Do you consider the draft Local Plan is legally compliant?

No response

Section 7

Do you consider the draft Local Plan is sound?

Yes	
No	X

If no, is this because it is NOT (please select all that apply):

Positively prepared	
Justified	X
Effective	
Consistent with national policy	X

Please give details of why you consider the draft Local Plan is sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary.)

No exceptional circumstances for the removal from the Green Belt of the proposed housing site (HS24) for 100 dwellings on the western edge of Little Heath have been set out by the Council, contrary to national planning policy (NPPF paragraph 83).

Development of this site would have an adverse impact on four of the stated purposes of the Green Belt, and is totally out of scale with the small settlement of Little Heath, which currently maintains its separate identity from the town of Potters Bar to the south.

CPRE Hertfordshire particularly objects to the removal of this site from the Green Belt because this action threatens the integrity of adjacent Green Belt land immediately to the south, on the edge of Potters Bar in Hertsmere Borough, and which would be surrounded on three sides by development if the proposal was implemented as intended by the Council.

The visual separation of Little Heath and Swanley Bar would also be adversely affected, exacerbated by the merging of Little Heath with the currently separate residential enclave north of Hawkshead Road.

The proposal is therefore unsound for the above reasons, and in that it is unjustified by any evidence presented by the Council.

Section 8

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination.)

You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary.)

Policy SADM 32, Paragraph 22.4 and Table 16 should be amended to delete references to site HS24.

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing?

No	I do not wish to take part in the examination hearing	
Yes	I wish to take part in the examination hearing if invited to do so by the Inspector	X

Section 9

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

CPRE Hertfordshire wishes to explain the particular consequences of the removal of the site from the Green Belt in the context of the relationship of the Green Belt boundary within the Borough to that in the adjacent area of Hertsmere, and the conflict with Green Belt purposes, and believe that these matters need to be addressed in an Inspector-led discussion of the proposal.

Do you wish to be notified of any of the following? (please select all that apply)

When the Welwyn Hatfield Local Plan has been submitted for independent examination	Yes
When the Inspector's Report of the Welwyn Hatfield Local Plan is published	Yes
Adoption of the Welwyn Hatfield Local Plan	Yes

Signature :



Date : 24th October 2016