

Standing up for Hertfordshire's countryside

Mrs. Elizabeth Aston
Planning and Development Control
Welwyn Hatfield Council
Campus East
Welwyn Garden City
Herts AL8 6AE

Our Ref:

Your Ref:

29th November 2019 (by email)

Dear Mrs. Aston,

Application No. 6/2019/2760/Outline
Outline permission for residential development of site of up to 34 dwellings following demolition of the existing buildings and structures with all matters reserved apart from access
At Colesdale Farm, Northaw Road West, Northaw, Potters Bar EN6 4QZ

CPRE Hertfordshire continue to object to this proposal for residential development within the Green Belt. Our objections were fully outlined in our response to Application No. 6/2019/0882/Outline, dated 5 June 2019 and rather than restate them again here, we refer you to that letter. Notwithstanding the reduction in the number of dwellings from 38 to 34, our objections remain.

The site is not allocated for housing in either the current Welwyn Hatfield Local Plan or the Submission Local Plan which is now at an advanced stage of Examination in Public. This application would, in effect, alter the Green Belt Boundary. Paragraph 136 of the National Planning Policy Framework is clear that amendments to Green Belt boundaries must be made through the Local Plan process, not by decisions made on individual planning applications and to determine it at this stage would pre-empt the findings of the Examination in Public. The Council, following instruction from the Inspector at the Examination in Public, is currently undertaking a search for further housing sites. In our view, premature approval of residential development of this nature would prejudice balanced decisions on the scale and location of housing in the Borough.

Yours sincerely,

David Irving