



The countryside charity  
Hertfordshire

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**Standing up for Hertfordshire's countryside**

Raymond Lee  
Development Control  
Welwyn Hatfield Borough Council  
Campus East  
Welwyn Garden City  
Herts. AL10 6AE

Our Ref:

Your Ref:

15<sup>th</sup> July 2020 (by email)

Dear Mr. Lee,

**Application No. 6/2020/1403/FULL**  
**Erection of 1x dwelling house**  
**On Land to the North-West of 17 Rollswood Road Welwyn AL6 9TX**

CPRE Hertfordshire object to this proposal for inappropriate development in the Green Belt, which is contrary to policies in the National Planning Policy Framework, the Welwyn Hatfield Local Plan and the Submission Local Plan which is currently subject to Examination in Public (EIP).

This site sits entirely within the Green Belt and forms part of woodland on the northwest side of Rollswood Road. The Green Belt review undertaken by the Council in preparation for the EIP determined that the parcel in which this site is located contributes to Green Belt purposes. The woodland is covered by Tree Preservation Order No. 1002. The conditions of the order state that no tree will be cut down, topped, lopped, uprooted, wilfully damaged, or wilfully destroyed without the formal consent of the Council. This application contains no request for such work, but will, if implemented result in most of the trees on the plot being removed. As the documentation accompanying this application is rudimentary and contains no Tree Survey, Planning or Design and Access Statements it is impossible to determine the precise number. This site is one of five plots, marketed in 2017 which, if all are similarly developed, would remove the wood in its entirety.

The first application for development of one of these plots (6/2020/0419/FULL) was refused by the council earlier this year. This was because it was contrary to the Green Belt policies in the NPPF, Policies D2; D8: GBSP1; GBSP2; H2; R11; R17; RA1 and SD1 of the current Welwyn Hatfield Local Plan and Policies SADM1; SADM16; SADM34 and SP1 of the Submission Local Plan which is currently subject to Examination in Public. All of these policies apply equally to this application. No very special circumstances sufficient to outweigh the harm caused by the breaches of these policies are put forward by the applicant.

**CPRE is working nationally and locally for a beautiful and living countryside**

**CPRE Hertfordshire is a Charitable Incorporated Organisation**

President: Sir Simon Bowes Lyon, KCVO  
Chairman: Richard Bullen

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While we appreciate that every application must be considered on its own merits, Rollswood Road is a single track rural lane and the development along its length consists of individual houses in substantial plots, mostly set back from the road. As mentioned above, this is one of five plots into which the woodland has been divided. The schematic plan and axonometric included in the documentation prepared by the marketing agents, Barnard Marcus, at the time the plots were auctioned, demonstrate that development of the plots will result in a dense terrace opening directly on to the road, which will be incongruous and damaging to the character of the lane, as well as completely removing the protected woodland.

Granting of planning permission would require revising the Green Belt boundary. The NPPF is clear that Green Belt boundaries should be altered through the Local Plan process and not by ad-hoc planning permissions and to do so now would pre-empt the findings of the ongoing EIP.

No case has been made which outweighs the harm to the openness and other harm to the Green Belt and damage the woodland and we urge the Council to reject this application.

Yours sincerely,

David Irving