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Standing up for Hertfordshire's countryside

Raymond Lee
Development Management
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts. AL8 6AE

Our Ref:

Your Ref:

22nd September 2023 (by email)

Dear Raymond Lee,

**Application no. 6/2023/1381/MAJ - 15 and 15a Codicote Road, Welwyn
Erection of two blocks of residential flats comprising 6no 1 bed and 4no 2 beds and a mix of
19no 3, 4 and 5 bed dwellings following the demolition of existing properties
and associated outbuildings and structures**

I write with regard to the above application which relates to a site (ref: HS18) which is presently subject to possible allocation in the emerging Welwyn and Hatfield Local Plan. CPRE Hertfordshire has maintained a consistent position with regard to land designated as Green Belt in the adopted Welwyn and Hatfield District Plan 2005, notwithstanding its potential allocation.

Development is seen as inappropriate on Green Belt according to the National Planning Policy Framework (NPPF), and should only be subsequently allocated in Local Plans if exceptional circumstances can be demonstrated. Accordingly, the application should be determined on the basis of the adopted development plan which requires very special circumstances to be identified for a planning application.

The Applicant's Planning Statement makes no attempt to identify the very special circumstances (VSC) which need to be demonstrated for this proposed development to be considered. VSC should relate to specific local conditions relating to the site and location and not on general planning obligations which could be required in any location.

Both on the basis of the inadequacy of the information supplied, and the present status of the emerging Local Plan, this application should not be determined until the new Local Plan is adopted, or refused according to existing policy.

Yours sincerely,

Chris Berry
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.

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President: Sir Simon Bowes Lyon, KCVO
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