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**Standing up for Hertfordshire's countryside**

David Elmore  
Development Management  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts. AL8 6AE

Our Ref:

Your Ref:

22<sup>nd</sup> September 2023 (by email)

Dear David Elmore,

**Application no. 6/2023/1532/OUTLINE  
Land at South Way, Hatfield**

**Outline planning application with all matters reserved except access, for the erection of  
120 homes and a two form entry primary school with associated access, open space,  
landscaping and other infrastructure**

I write with regard to the above application which relates to a site (ref: HS11) 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 issues noted in the Applicant's Planning Statement do not constitute very special circumstances (VSC) as they relate primarily to the overall shortage of a five year housing land supply which is related to housing need that is subject to planning policy (NPPF paragraph 11, and footnote 7). We also do not believe that the provision of services and facilities which would normally be required for a significant development, such as a school, constitute VSC.

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. In any case, this application should not be determined until the new Local Plan is adopted, or refused according to existing policy.

**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: Allan McNab

Registered Charity 1162419



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.