



Case Officer  
Development Management  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts. AL8 6AE

Our Ref:

Your Ref:

17th January 2024 (by email)

Dear Case Officer,

**Application no. 6/2023/2418/OUTLINE**  
**Former Hook Estate and Kennels, Coopers Lane Road /Firs Wood Close, Northaw**  
**Outline planning application with all matters reserved except for primary means of access**  
**for C2 (extra care) dwellings, ancillary community facilities, landscaping,**  
**and access from Coopers Lane Road**

I write with regard to the above application to which CPRE Hertfordshire objects for the following reasons.

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted Welwyn Hatfield Local Plan where development is seen as inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. The Applicant's Planning Statement identifies the site as previously developed land which would provide a justification for the proposed development of over 150 residential units unrelated to any existing settlement. The nature of the previous development is cited as dog kennels which have been largely removed from the site.
3. The area of the former kennels only covers a portion of the site proposed for the development in any case, and the scale and nature of the proposal is of an entirely different order to the original use. The land occupied by the former kennels has also largely reverted to open and green space, adding to the rural landscape character of the area.



4. The proposed development would have a significantly greater impact on the openness of the Green Belt than the former kennels which would be contrary to the requirements of paragraph 154 of the National Planning Policy Framework (NPPF).
5. The NPPF (paragraph 150) also notes that “once Green Belts have been defined, local planning authorities should plan positively ... to retain and enhance landscapes, visual amenity and biodiversity”. This site provides a good opportunity to enhance the Green Belt which provides a high level of amenity in this location.
6. This is not a sustainable location for an inappropriate and substantial urban encroachment some distance from the existing settlements of Northaw and Cuffley as required by Local Plan Policy SP1. The partial nature of the previously developed land within the site does not provide a justification for this scale of development and we urge the Council to refuse permission for this application.

Yours faithfully,

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.