



Sarah Madyausiku  
Development Management  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts. AL8 6AE

Our Ref:

Your Ref:

28<sup>th</sup> February 2024 (by email)

Dear Sarah Madyausiku,

**Application no. 6/2024/0004/OUTLINE  
Land Opposite No. 9 Rollswood Road Welwyn AL6 9TX  
Outline permission for one dwelling**

I write with regard to the above application which is similar to a previous application for this site, to which CPRE Hertfordshire objected most recently by letter of 4<sup>th</sup> September 2020. CPRE Hertfordshire continues to object to this proposed development 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). The information presented in respect of this application is inadequate in lacking policy justification for the proposed development.
2. The previous application was subject to a planning appeal which was dismissed on 8<sup>th</sup> December 2021. CPRE supports both the Council's original refusal and the Inspector's dismissal of the appeal for Green Belt reasons. We can see no material change in the circumstances relating to the present application which would vary either previous decision.
3. CPRE Hertfordshire also supports the concerns of many neighbouring residents regarding loss of openness and impact on the Green Belt in this well wooded location which is subject to an extensive Tree Preservation Order. The proposal would also be likely to lead to a loss of wildlife and rural character and we urge the Council to refuse this application as previously.



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.