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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:

4th June 2025 (by email)

Dear Raymond Lee,

**Planning application no. 6/2024/1368/FULL
Parcel D, Digswell Park Road, Hertford Road, Digswell, AL6 0DB
Erection of a new dwelling and formation of a new access road**

I write with regard to the above planning application to which CPRE Hertfordshire objects strongly 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 inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF). No such circumstances have been identified which would clearly outweigh the harm that would be done to the Green Belt by this proposal.
2. We note that no Planning Statement has been submitted to accompany this application and believe this is a serious omission due to the undoubted significance of the planning issues which affect this application. The site is subject to an Article 4 Direction to prevent unauthorised development of an area which has been sub-divided into plots where any development would be greatly detrimental to the character of the Green Belt in this area.
3. We believe that this application is an egregious intrusion into high quality Green Belt land which is identified as significant in both landscape and heritage terms by the submitted Welwyn Neighbourhood Plan. The site is identified as part of Local Green Space within the proposed River Mimran Blue-Green Corridor and has considerable historical importance as part of parkland laid out in the 18th century by "Capability Brown".

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: Peter Waine

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4. CPRE Hertfordshire supports fully the responses of Welwyn Parish Council, the Joint Committee of National Amenity Associations, Hertfordshire County Council Highways and the widely expressed views of local residents regarding the impact on local surroundings, landscape and heritage assets. We urge the Council to refuse permission for this highly inappropriate development.

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.