



**WELWYN
HATFIELD**

Local Plan
Publication Stage Representation
Form

Ref:

**(For
official
use only)**

**Name of the Local Plan to which this
representation relates:**

Welwyn Hatfield Borough
Council

**Please return to Welwyn Hatfield Council (localplanconsultation@welhat.gov.uk
BY 18:00/ 05 November/2026**

Please note that your comments, including your name, will be made publicly available as part of the consultation record. Personal contact details will not be published, and your data will be held in line with the Council's data protection policies.

This form has two parts –

Part A – Personal Details: **need only be completed once.**

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

2. Agent's Details (if applicable)

Title	Mr	
First Name	Chris	
Last Name	Berry	
Job Title (where relevant)	Planning Manager	
Organisation (where relevant)	CPRE Hertfordshire	
Address Line 1	31a Church Street	
Line 2	Welwyn	
Line 3	Hertfordshire	
Line 4		
Post Code	AL6 9LW	

Telephone Number

01438 717587

E-mail Address
(where relevant)

planning@cpreherts.org.uk

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

Pages 12
to 15

Policy

Challenges
and
Opportunities

Site
Allocation
Reference

Policies Map (State the Designation) _____

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

X

4.(2) Sound

Yes

Please mark 'x' as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan please also use this box to set out your comments.

CPRE Hertfordshire previously noted that the Regulation 18 consultation document published in February 2026 was inappropriate for public consultation. The introductory section to the consultation portal for the Reg 18 document noted, under the heading "Drop-in sessions", that:

"At this stage, the document is high level, and seeks views on the overall approach for the emerging Local Plan..... and any additional considerations that should inform the development of a more detailed Local Plan anticipated later in the year".

By common practice, the Regulation 18 document is the opportunity for the public to respond to a full Draft Local Plan. However, this Regulation 19 consultation is now taking place without any previous consultation on the full content of the Local Plan. Our serious concern that the Council would progress to a Regulation 19 consultation when the content of the Local Plan cannot be challenged prior to Examination in Public appears to have occurred and this renders the process of plan preparation unsound.

Specifically, the opportunities identified are limited to “new development, investment and Net Zero” and this is completely inadequate. It is clear from the Draft Local Plan that the Council is pursuing an economic growth agenda which is seen as beneficial in economic and social terms, and policies and proposals for land allocation are presented in term of opportunities for further development, effectively without major constraint.

The fact that the majority of the open countryside in the Borough is designated as Green Belt to be protected is not identified in the Draft Local Plan as a positive attribute or opportunity for Welwyn Hatfield; rather it is seen as a constraint to development to be overcome. This ignores the contribution that open countryside makes to the quality of life of residents, resulting in an imbalanced and unsound Local Plan.

The Green Belt is identified as a constraint to development, without identifying the value of the countryside, and the contribution it makes to mental and physical health and well-being, as well as the potential economic benefits of agriculture and other rural uses and activities. This is a major omission in a comprehensive planning document and renders the Draft Local Plan unsound.

(expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Additional drafting and content comprising appropriate treatment in economic, social and environmental terms of the countryside, particularly the designated protected Green Belt where appropriate, and its maintenance and enhancement as required by the National Planning Policy Framework.

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

☐

No, I do not wish to participate in hearing session(s)

☒

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. Please indicate whether you wish to be notified of any of the following:

The submission of the Local Plan for independent examination

☒

The publication of the person appointed to carry out independent examination

☒

The adoption of the Local Plan

☒

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To explain CPRE Hertfordshire concerns relating to the above matters in order to ensure that full consideration is given to countryside and environmental issues and in particular designated Green Belt countryside.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.