

Joint Examination of the Welwyn Hatfield Local Plan 2013-32 (WHLP) and the East Herts District Plan 2011-33 (EHDP)

Birchall Garden Suburb (BGS)/East of Welwyn Garden City (EWEL1)

**Statement by Dr Jonathan Fisher (Freelance Environmental economist)
& Dr Barrie Goldsmith (Ecologist and SUSTRANS Ranger)**

On behalf of the Central Hertfordshire Green Corridor Group:

This statement provides evidence on the following matter raised by the Inspectors:

Matter 11: Implementation

It accompanies our statements on the following other matters

Matter 1: Green Belt

Matter 2: Green Corridor

Matter 3: Ecology

Matter 5: Other Environmental Considerations

Matter 6: Sustainable location and movement

Matter 10: Waste

Matter 11 – Implementation

We agree with the Inspectors' statement that "A large part of the site is covered with historic landfill whose remediation does not appear to be complete".

Issues

54) Is the site realistically likely to deliver over 2,500 dwellings within the plan period?

We welcome the Inspector's raising this fundamental and overarching question to which the answer to this issue has to be an emphatic "no". This is due to the major concerns raised about the likely impacts of the proposed developments on the Green Corridor (Matter 2), ecology (Matter 3), the environment especially concerning water pollution and flood risks (Matter 5) and most notably and significantly concerning the contamination risks (Matter 10).

Therefore this proposed development at BGS/EWEL1 and WHBC and EHDC's Local Plans (if they continue to include it) would contravene NPPF requirements in para 173 that "the Local Plan and its proposed developments must be viable and deliverable".

55) What are the implications if one part of the allocation is found to be unsound?

This outstanding issue has not been adequately assessed and considered by neither the developer nor WHBC and EHDC in their Local Plans.