

Examiner's clarifying question to Welwyn Hatfield Borough Council and Welwyn Parish Council

Question 1 (EQ1)

I have begun preparation for my unaccompanied visit to the neighbourhood plan area. Please could you confirm my understanding that all the areas proposed as Green Gaps in the Plan (policy 4) are at the present time within the Green Belt, while none of the proposed Local Green Spaces (policy 2) are.

Also, is there any overlap of Local Green Spaces with the "Urban Open Land" listed in the Supplementary Document "Open Spaces in the Parish"? If so, I would be grateful for details.

A response as soon as possible would be appreciated, but ideally by Wednesday 8 October.

I would also ask that this question and the council's response be published on the examination page of the council's website.

David Kaiserman
Independent Examiner
29 September 2025

Response from Welwyn Parish Council:

Are all the areas proposed as Green Gaps in the Plan (policy 4) are at the present time within the Green Belt, while none of the proposed Local Green Spaces (policy 2) are.

All of the areas proposed as Green Gaps in the Plan (at policy 4 and shown in Appendix 1 Map 3) are at the present time within the Green Belt (shown in Appendix 1 Map 2, which was provided by Welwyn Hatfield Borough Council).

The whole parish area (as can be seen at Map 2) is "washed over" by the Green Belt. The built areas of Welwyn village, Oaklands and Digswell are excluded from the Green Belt; since the proposed Local Green Space locations shown in RED in Table 2 lie within the built areas they therefore lie outside the Green Belt. All the other proposed Local Green Space locations are adjacent to the built areas (as are UOL3 & UOL13 shaded in green at Table 2) and thus are within the Green Belt.

Is there any overlap of Local Green Spaces with the “Urban Open Land” listed in the Supplementary Document "Open Spaces in the Parish"? If so, I would be grateful for details.

Although some names may be similar, there is no overlap; none of the Local Green Spaces (listed in Table 1 below) are registered by Welwyn Hatfield Borough Council as Urban Open Land. The Urban Open Land locations in Welwyn parish are listed in Table 2.

Table 1: Locations Proposed as Local Green Spaces

Ref	Site Name
LGS1	Singlers Marsh, Welwyn village
LGS2	Digswell Playing Fields and Nature Reserve
LGS3	Forge Close Orchard, Digswell
LGS4	Whitehill Wildflower Meadow, Welwyn village
LGS5	Harmer Green, Digswell
LGS6	Cemetery, Welwyn village
LGS7	St Mary’s Churchyard, Welwyn village
LGS8	Viaduct Fields, Digswell (Digswell Meadows)
LGS9	Digswell Lake, Digswell
LGS10	Danesbury Park and Fernery, Welwyn village
LGS11	Soper (<i>Wildings</i>) Wildlife Sanctuary, Digswell
LGS12	Village Church Green, Digswell
LGS13	Harmer Green Woods, Oaklands
LGS14	Wilshere Park (The Frythe), Welwyn village
LGS15	Warren Way Green, Digswell
LGS16	Cob Lane Common, Digswell
LGS17	Hertford Road/New Road Green, Digswell
LGS18	Hawbush Close allotments, Welwyn village
LGS19	Mimram flood plain west of Bessemer Road

Table 2: Locations Registered as Urban Open Land

UOL Ref.	Site
UOL 3	Mardley Heath (Local Nature Reserve)
UOL 4	The Crescent, Welwyn
UOL 5	Broomfield Road, Welwyn
UOL 6	School Lane, Welwyn (Village Green)
UOL 7	Hawbush Rise, Welwyn
UOL 8	Glebe Road, Welwyn
UOL 9	Blakes Way, Welwyn
UOL 10	Welwyn Playing Fields
UOL 11	Guessens (Manorial Grounds), Welwyn
UOL 12	Welwyn Parish Council Allotments, Lockleys Drive, Welwyn
UOL 13	Woods off Roman Road, Danesbury, Welwyn
UOL 14	Land at junction of Adele Avenue / New Road, Digswell
UOL 15	New Road, Digswell
UOL 16	Mornington, Digswell
UOL 225	Node Way Gardens, Welwyn