

From: nicholas lees Subject: Welwyn Hatfield Green Belt Study Stage 3 - 24th August 2018
Date: 24 September 2018 at 16:40:40 BST
To: louise@poservices.co.uk

From: nicholas lees [REDACTED]
Subject: Welwyn Hatfield Green Belt Study Stage 3 - 24th August 2018
Date: 6 September 2018 13:50:29 BST

[REDACTED]

I don't know if I'm missing something but I can't work out what the purpose of the above is / what it is meant to achieve, it just seems to be a discussion of everything that has happened / been said - what is the purpose of that.

It quite often states such as '*This study does not therefore draw conclusions....*', '*....which has not been considered....*', etc. (see below in green for examples)

It is also totally contradictory and incorrect in places (red statements contradict blue statements), I will give you a few examples relating to the green belt around Brookmans Park:

Purpose 2 partial contribution P.60P 8.12 & P.62 **Table 9.1**
(merging) **most essential** P.62 **Table 9.1**

Purpose 3 partial contribution P.60P 8.12
(encroach) **significant contribution to..Purpose 3** P.62 **Table 9.1**

(see below)

In fact when you read the following 2 statements it makes the report nonsense:

P.60 8.12 the two areas which **only make a partial contribution** to Purpose 2 and 3 (the Royal Veterinary College and Danesbury), are the weaker performing areas of the wider Green Belt that could be considered for potential new settlement locations.

P.62 **Table 9.1**There is less than 650m separating Welham Green and Brookmans Park and only 1km between the nearest edges of Brookmans Park and Potters Bar or Little Heath. **The core areas between these settlements (which surely is Purpose 2) are considered to be the 'most essential'.**

Personally I would consider the green belt around Brookmans Park is essential for Purposes 1 (sprawl), 2,3 & 4 (preserve) - all basically the same thing.

I hope I have missed something and this has not been a waste of our time & money.

It also note it states: *'It is noted that there is no potential for development within the Royal Veterinary College and Danesbury areas.'* (purple below)- **do you know if this is the case?**

I'm having great trouble finding things, I would be very grateful if you could give me **links to:**

1. The Govt inspector's final report on the Local Plan

2. Table (?) showing what areas are what Parcel Number

Many thanks

Regards

Nick (Lees)

P.60 8.12 In summary, the areas which make limited or no contribution to Purpose 2, and the two areas which only make a partial contribution to Purpose 2 and 3 (the Royal Veterinary College and Danesbury), are the weaker performing areas of the wider Green Belt that could be considered for potential new settlement locations.

P.60 8.13 Identifying new settlement locations however requires consideration of a wide range of factors beyond Green Belt matters. Paragraph 138 of the NPPF states that '*When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account.*' This study does not therefore draw conclusions on which are the most suitable locations for a new settlement as that requires an assessment of issues (sustainability, deliverability etc.) beyond the scope of this Green Belt study.

P.60 As almost all areas within the wider Green Belt make a significant contribution to Purpose 3 (with the exception of the areas around the Royal Veterinary College and Danesbury),

P.62 Table 9.1: Most Essential Green Belt:

The gaps between Welham Green, Brookmans Park and Potters Bar (most of P65 and part of P78)

Partial contribution to Purpose 2 and significant contribution to the local purpose and Purpose 3.

Much of the land between these settlements is open countryside that also plays a significant role in retaining narrow local settlement gaps, and in so doing preserving the wider separation between Hatfield and Potters Bar. There is less than 650m separating Welham Green and Brookmans Park and only 1km between the nearest edges of Brookmans Park and Potters Bar or Little Heath. The core areas between these settlements (which surely is Purpose 2) are considered

to be the 'most essential'.

P.66 10.16 In summary, the areas which make limited or no contribution to Purpose 2, and two areas which only make a partial contribution to Purpose 2 and 3 (the Royal Veterinary College and Danesbury), were identified as the weaker performing areas within the wider Green Belt. This assessment does not however draw conclusions on which are the most suitable locations for a new settlement as that requires an assessment of issues beyond the scope of this study. It is noted that there no potential for development within the Royal Veterinary College and Danesbury areas.

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