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Subject: Comment Welwyn Hatfield Green Belt Study Stage 3
Date: 18 September 2018 at 15:59:50 BST
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Belt Study Stage 3

Welwyn Hatfield Green

Bedford

Comment by Neil

BY EMAIL 18/09/2018

Mr M Middleton - Planning Inspector

c/o Louise St John Howe Programme Officer

Dear Mr Middleton

Just a couple of points regarding consistent assessment of sites.

1. There are two sites that have boundaries next to registered parkland - WGC8(P20) and BrP9/10(P78) given different Ratings.

2. Scenario P20b Release of WGC8 Comment saysbut Hertford Road and the registered parkland to the north form a strong boundary that would limit the extent of harm to adjacent Green Belt land Rating - Moderate

3. Scenario P78a Release of Stage 2 sites BrP6 BrP9/10 in whole or part also adjacent to registered parkland . . Rating - High

Request BrP6 and BrP9/10 are also changed to Moderate.

4. The whole Parcel P78 is given a Very High Harm rating and the southern half, that is all south of Hawkshead Road, is also regarded as essential to remain in the Green Belt therefore it is a strange coincidence that allocated site BrP7 (P78c) only has a Harm rating of Moderate - High. This is surely wrong as BrP7 is an exposed site at a high point in the borough with substantial visual impact. The Council's own Stage 2 Green Belt Review states: 'The gap between Little Heath and Swanley Bar would disappear if this site were developed'.

The Green Belt boundaries to the north and west of BrP7 are very weak. The site is located in the gap between Brookmans Park and Potters Bar. Little Heath has no shops and no services. Also located in the same gap are BrP6 and BrP9/10 but there is the big hill in between with Hawkshead Road on the ridge, thus no visual aspect between the sites and Potters Bar. These sites are all below the topographical ridgeline, with less openness and less visual impact than BrP7. These sites have strong Green Belt boundaries, there are shops and services, a railway station and schools. BrP6 and BrP9/10 would contribute a significantly greater number of homes than BrP7, whilst causing less harm to the Green Belt, in a more sustainable location.

At a meeting of the Cabinet Planning and Parking Panel 6 September 2018 members were asked to agree to the Council writing to you setting out three possible approaches for you to consider. Approaches 1 & 2 will delay the plan for probably another year and attempt to find other sites to avoid sites at Brookmans Park. Approach 3 says officers consider

that it may be possible to allocate sufficient sites to achieve 16,000 homes from existing allocations and sites that have already been promoted to the Council and analysed by officers.

To avoid more unnecessary delays and costs after nine years of this plan, then Approach 3 is surely by far the best option.

Neil Bedford