

From: "Nigel Quinton"

Subject: RE: (13) Welwyn Hatfield Local Plan - Green Belt Review

Date: 19 October 2018 at 16:50:18 BST

To: "'PO Services'" <louise@poservices.co.uk>

Dear Louise

My general comments are these:

1. Regarding the washed over villages and specifically Lemsford. I am uncertain what the Council intends to do with this analysis, but clearly the implication is that sites could be brought forward which have had no prior consultation and that is clearly a concern for residents affected in this area, and no doubt others. The presence of the Lemsford Springs Nature Reserve seems to have been ignored by the report, and one would expect this to affect the Green Belt assessment in that any development adjacent to the reserve has very serious consequences.
2. I am concerned that the contribution to openness has been undervalued in the report, a view I believe is shared by the representative from CPRE.
3. I am also concerned that insufficient weight has been placed on the prevention of urban sprawl, downplaying the impact of expanding our existing settlements into the open countryside. In the case of the tacking on of developments to the north and east of the garden city this also clearly is counter to garden city principles as well.
4. My main objection however is to the way the overall importance has been assessed. If I understand the methodology correctly the approach has been to add together the impacts under the various purposes, such that if a site or parcel is only important on one criteria then it is deemed less essential overall, compared to one which is important under several criteria. This is not how my understanding of how these 'risks' should be combined. My background is in risk assessment in industry, and in that context I am more used to a traffic light approach – in its simplest form a site or process are awarded a red/amber/green assessment in each category of assessment. The overall assessment is red if any one of the categories are red, green only if all are green. By this approach a far

wider area of the green belt in Welwyn Hatfield would be deemed essential to be retained.

I hope this is of assistance to the Inspector and I will send the more detailed submission asap.

Nigel Quinton
County Councillor for Handside & Peartree