

Examination of the Welwyn Hatfield Local Plan

Council's Statement - Stage 8 Hearing session

Southern Settlements

Settlement: **Cuffley**

Policy Number: **SADM33**

Site Reference: **HS28 (Cuf6)**

Matter number: **N/A**

Issues: **Noise, Capacity, Archaeology**

Question Numbers: **Q222-225**



Policy SADM33 Site HS28 (Cuf6) Land south of Northaw Road East

222) Have the ramifications of any noise pollution from the adjacent railway on the potential living conditions at this site been fully considered?

223) If so, what mitigation (if any) would be required?

Welwyn Hatfield Response

- a) Yes, Environmental Health have been consulted on this site as part of the site selection process to inform the HELAA. As the eastern boundary of the site is adjacent to the railway line, railway noise is likely to be an issue.
- b) A planning application has also been submitted for this site, (ref: S6/2015/1342/PP), which includes an acoustic survey and report.
- c) Environmental Health has considered this and has advised that in all areas of the site, outdoor amenity spaces will be below noise guideline levels. Thermal glazing will be sufficient in reducing noise levels (with windows closed) and adequate ventilation will be required, which may be of a mechanical nature. As this is an outline application, a further opportunity exists to investigate a layout for the site to allow for partial window opening, e.g. ensuring that habitable rooms are located on facades away from noise sources.
- d) Noise associated with the railway, would be most significant during night time hours and Environmental Health has advised that there should be scope to reduce noise ingress into the properties closest to the railway with an appropriate glazing scheme.
- e) It has been recommended that planning permission may be granted with appropriate planning conditions to secure details of a glazing scheme and ventilation systems in order to ensure that the development can deliver a satisfactory environment to protect the residential amenity of the residents.
- f) An illustrative masterplan accompanying the outline application indicates an area of open space/amenity land adjacent the railway land providing separation between the noise source and housing development (and incorporating the existing overhead power lines, which cut across part of the site).
- g) There is no overriding objection to the allocation of this site on the grounds of noise pollution.

224) Is the proposed dwelling capacity appropriate?

Welwyn Hatfield Response:

- a) The HELAA 2016 (**HOU/19**) notes an overall site area is 4.2 ha of which 3.6 ha has been promoted for development. This will allow for a necessary buffer to the railway line and an easement corridor to overhead high voltage power lines that cross the site. The density of 30dph on the reduce site area is appropriate and is in accordance with the HELAA methodology.
- b) However an outline planning application has indicated that it is possible to deliver a scheme in accordance with Council policies on this sustainably located site with a

slightly higher dwelling capacity of 121 dwellings and a modification is proposed to reflect this.

224) Are there archaeological consideration that could affect the delivery of this site?

Welwyn Hatfield Response:

- a) The HELAA 2016 (**HOU/19**) indicates the presence of an Area of Archaeological significance to the south of the site. The HELAA further notes that an archaeological assessment undertaken by the promoter at that time concludes that there is low potential for archaeological remains on the site.
- b) In response to the Local Plan consultation in 2015, HCC Archaeology as part of the Hertfordshire County Council response, identified no site for which archaeology was considered to be a constraint on the principle of development.
- c) HCC Archaeology considered it unlikely that the areas detailed in the consultation (which included **Cuf6**) include, or have the potential to include, heritage assets with archaeological interest of sufficient scale and significance for there to be a risk that archaeology could be a constraint on the principle of development. It did not recommend that archaeological assessments should be produced for this before it is formally adopted as a development site in the Local Plan.
- d) It was recommended that, in accordance with the NPPF, the Planning Authority requests that pre-application archaeological assessments should be included within proposals for the site, if it is formally adopted as a development site. Such assessment would, depending upon the size and location of the proposals, range in scope from additional desk-based research, to more extensive archaeological field survey and evaluation.
- e) Table 17 of the draft plan omits to list this requirement and a modification is proposed to remedy this.

Modifications proposed

Policy SADM33: To amend the estimated capacity from 108 to 121 dwellings

Table 17: To add a requirement for a pre-application archaeological assessment due to the proximity of an Area of Archaeological Significance.