

Examination of the Welwyn Hatfield Local Plan 2013-32

Stage 8 Site Allocations

Hearing 29 July 2020 at 014:00

Woolmer Green

AGENDA

Issue

In the context of the plan's overall vision and strategy are the site allocations positively prepared, justified, effective and consistent with national planning policy and therefore a sound basis for the location of development within the Borough during the plan period?

1. Inspector's Introduction

Policy SADM27 Woolmer Green

2. Site HS15, Land East of London Road

A. Historic Heritage

To what extent does the proposal impinge upon the setting of the Listed 'Paynes Farm' and could this be appropriately mitigated by a landscape buffer?

Should the extent of the landscape buffer to the farmhouse be included in the site-specific considerations?

Should the site-specific considerations include a requirement for an archaeological field evaluation?

B. Environmental considerations

Are there any on or off-site ramifications for flood risk that would result from the implementation of the proposed development and could not be suitably mitigated?

Would the proposal have an adverse impact on local drainage infrastructure to an extent that could not be mitigated?

C. Infrastructure

Would the cumulative impact of the traffic generated by the development have an unacceptable impact on highway safety and the free flow of traffic or atmospheric pollution, to an extent that could not be resolved through appropriate mitigation?

Can access that meets the appropriate standards, be achieved to London Road within the proposed allocation?

Should the site-specific considerations include a requirement to provide safe cycle and pedestrian links to the rest of Woolmer Green and beyond?

D. Green Belt

Would the proposal materially impact upon the Green Gap between Woolmer Green and Knebworth?

Should the extent of the proposed green boundary with the Green Belt be defined and included within the site?

Do exceptional circumstances exist to release this land from the Green Belt and if so, (other than Welwyn/Hatfield's housing need), what are they?

E. Sustainability

Is there still a requirement for the proposal to include the construction of a small shop and ancillary café within the site?

F. Implementation

Would any of the above considerations have a material impact on the capacity of the site to provide new dwellings.

When would the site realistically be likely to be able to deliver dwellings within the plan period?

Policy SP 8 The Local Economy SADM10 Employment Development

3. Employment Area EA10 London Road, Woolmer Green

Does the proposed extent of Employment Area EA10 adequately provide for the expansion of established businesses in the area?

Is the requirement to demonstrate three years of unsuccessful marketing in Policy SADM 10 criterion iii. Too onerous?

4. Sustainability appraisal

5. Any other matters