

Examination of the Welwyn Hatfield Local Plan 2013-32

Stage 8 Site Allocations

Hearing 30 July 2020 at 09:30

Welham Green/South Hatfield

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 SADM26

2. Site HS11, Land at South Way

A. Clarification

B. Sustainability

Section 4 of the Framework promotes sustainable transport. It requires local plans to support a pattern of development that facilitates the use of sustainable modes of transport. At paragraph 34, it also says that developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

To what extent would the development of this site facilitate the use of sustainable modes of transport?

C. Infrastructure

It is proposed that the site should deliver 120 dwellings. In this context is the site's overall viability sufficient to be able to support the required significant highway improvements as well as the other required improvements to infrastructure and facilities?

What is envisaged by the proposed development/improvement of pedestrian/cycle links from the site?

C. Green Belt

Is the overall assessment of Moderate/High harm a sound interpretation of the contribution that this site makes to the purposes of the Green Belt?

In that context, is the allocation of this site justified, effective and consistent with national planning policy? If not why not?

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

The Green Gap assessment suggests that this site should be a part of a Green Gap policy area between Hatfield and Welham Green. What weight should be given to this consideration?

To what extent does the site infringe upon the existing gap in built development between Hatfield and Welham Green?

If so what, if any, remedial measures are proposed to mitigate the resulting harm?

Is the proposed new boundary to the Green Belt as robust as the existing one, in the context of visually preventing urban sprawl and maintaining openness?

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

D. 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 6 Community Services and Facilities **SADM 8 Cemetery extension at South Way, Hatfield**

3. Cemetery extension CEM01 South Way, Hatfield
 - A. Definition on Policies Map
 - B. Pedestrian and cyclist routes
4. Sustainability appraisal
5. Any other matters