

Examination of the Welwyn Hatfield Local Plan 2013-32

Stage 8 Site Allocations

Hearing 30 July 2020 at 14:00

Welham Green/Marshmoor

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 SADM30

2. Site HDS7, Marshmoor

A. Clarification

Off-site linkages
Employment
Housing

B. Environmental Considerations

Is 95% of this site in flood zone 1?

If this is significantly wrong, are there any on or off-site ramifications for flood risk that would result from the implementation of the proposed development?

Have the ramifications of noise pollution from the adjacent railway and primary road on the potential living conditions and working environment at this site been fully considered?

C. Infrastructure

How extensive would the foul drainage improvements be?

D. Sustainability

Is Marshmoor a sustainable location for residential development?

What evidence is there to support a need to allocate land for research/hi-tec business development in this area?

E. Green Belt

Is the overall assessment of Moderate/low 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 for development 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?

Does this site contribute to the green gap between South Hatfield and Welham Green?

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

Should the redefined Green Belt boundary follow the A1000 in its entirety?

F. Implementation

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

When would the site realistically be likely to begin to deliver land for employment development and new dwellings within the plan period?

3. Site HS35 Foxes Lane/Dixons Hill Road

A. Current planning position

B. Environmental considerations

Have the ramifications of noise pollution from the adjacent railway and primary road on the potential living conditions and working environment at this site been fully considered?

4. Any other matters