

WELWYN HATFIELD DISTRICT COUNCIL

DRAFT LOCAL PLAN

EXAMINATION IN PUBLIC

DOCUMENT EX156:

LANDSCAPE SENSITIVITY DOCUMENT, JULY 2019

DOCUMENT EX160:

GREEN GAP ASSESSMENT FINAL DRAFT REPORT, AUGUST 2019

SUBMISSIONS MADE IN RESPECT OF SITES

NS3a and NS3b

TOLMERS PARK FARM,

NEWGATE STREET VILLAGE, SG13 8RG

BACKGROUND

The area of these sites were originally identified as a possible development site by an independent Strategic Housing Land Availability Assessment (SHLAA) Title HD381881 which was commissioned by Welwyn Hatfield Borough Council (WHBC)

In December 2008 WHBC wrote to me to ask if this land would be available for future development. Presumably because the sites were previously developed and clearly within the village envelope the entrance being only 100 metres from the village centre and would not affect the openness of the Green Belt.

Subsequently, following WHBC's "Housing and Economic Land Assessment Call for Site in January" 2019, these sites were submitted as being available for development and the representations below should be read in conjunction with that submission.

SITES NS3a NS3b;

Tolmers Park Farm, Newgate Street Village, SG13 8RG

REPRESENTATIONS

EX156: LANDSCAPE SENSITIVITY DOCUMENT (LSD)

The relevant section of this document is LCA 51 which covers a very large area.

The submission sites would have a low landscape sensitivity rating if they were to be assessed in isolation.

EX160: GREEN GAP ASSESSMENT FINAL DRAFT REPORT (GGA)

In the GBR review Parcel P91 was assessed in conjunction with the inseting of Newgate Street Village (P93). However, parcel P91 covers a large farmed area and sites NS3a and NS3b should be assessed independently as they are very close to the village centre and already heavily built on. The submission sites are all within the close proximity of the centre of Newgate Street, the proposed inset area of the village extends a further 320 metres beyond these sites, far closer to Cuffley.

The key aim of the GGA is to avoid coalescence between Newgate Street Village and Cuffley. Releasing these sites for housing would not have a harmful effect and its impact on the openness, appearance and purposes of the Green Belt would be negligible and not affect the Green Gap.

CONCLUSION

The documents EX156 and EX160 cover extensive areas the averaging out of which significantly diminishes their relevance to the submission sites. The assessment of these sites would be more pertinent if viewed in isolation, it would then illustrate that it is not essential for these sites to remain in the Green Belt.

A sensitive development within the main body of the village would make a positive contribution to its structure without extending the village margins.