

From: "Vincent Davies"
Subject: Welwyn Hatfield - EX156 Landscape Sensitivity Assessment
Date: 24 October 2019 at 16:34:24 BST
To: <louise@poservices.co.uk>

Thanks to your helpful communication of 6th October, we have been made aware of EX156. I am a regulation 19 representor and am making a representation on EX156 Welwyn Hatfield Draft Local Plan.

The Landscape Sensitivity Assessment July 2019 ,conducted by LUC, has arrived at a wrong and inconsistent conclusion on Northaw Common Parkland Area 53 ,which includes Call for Sites Land CUF17,CUF17A & CUF 17B (Nyn Manor Farm). This assessment classifies Area 53 ,including CUF17,17A &17B as having moderate sensitivity while land nearby is clearly delineated in Red as Moderate to High.

Our house and gardens overlook CUF17 . and we know, after living here for 30 years , that the land at Nyn Manor Farm (CUF 17) and its environs is part of a centuries' old and valued natural landscape , full of contours and rolling fields. LUC consultants who have erroneously classified the land are most welcome to pay us a visit and witness first-hand the errors that they have made. Especially when you read LUC's March 2019 Green Belt Study Stage 3 that gave a High Harm , if the land is developed, rating to P86 that includes CUF17,17A and 17B. Of course, the Inspector is also most welcome to see the site from a clear position. The LUC March 2019 Study stated that CUF 17 and it's adjoining lands ,as part of P86 , make a " significant contribution " to the national purpose of safeguarding the countryside from encroachment, Any residential development in this part of P86 and Northaw Common Parkland Area 53 would also close the settlement gap between Northaw and Cuffley, causing great harm to the Green Belt.

The reality is that the land at P86 correctly carries a High Harm rating from LUC and this view is endorsed by a number of well-respected and independent landscape architects and consultants whose reports will be submitted to you. The Landscape Sensitivity Assessment of July 2019 has made a mistake in that logically there is no explanation for a

moderate classification. Any housing development at Northaw Common Parkland sub-area 53 would be highly sensitive and have a negative effect on the Green Belt and the openness of countryside and its views.

P86 and CUF 17 sites are landscape areas that are highly sensitive to development for a myriad of reasons including the heritage of the Listed Buildings at Nyn Manor Farm, the proximity to the Northaw Great Wood (SSSI) and other natural ancient woodland and priority documented wildlife habitats for a variety of species, amongst others.

As additional input to the Inspector's knowledge of the Nyn Manor Farm area, I attach a copy of our June comments to WHBC following disclosure of the lists of sites produced by the Call for Sites 2019.

Conclusion

When considering Northaw Common Parkland Area 53 and sub-area 53, please IGNORE the erroneous conclusion in LUC's July 2019 Landscape Sensitivity report on Area 53 and please recognise and uphold LUC's Green Belt conclusion of March 2019 that P86 has a High Harm rating and should continue to do so.

Vincent Davies