

From: "Vincent Davies"
Subject: FW: Welwyn Hatfield Draft Local Plan EX160
Date: 25 October 2019 at 15:48:31 BST
To: <louise@poservices.co.uk>

This version includes the attachment missed from earlier email. Please use this copy. Vincent Davies

From: Vincent Davies
Sent: 25 October 2019 15:39
To: louise@poservices.co.uk
Subject: Welwyn Hatfield Draft Local Plan EX160

I am a Regulation 19 representer . I have lived in Vineyards Road,Northaw for 30 years . Our property overlooks the open landscape that includes three of the Sites identified by the Call for Sites 2019 . These are CUF17,CUF17A and CUF 17B.

Thanks to your helpful email of 6th October, I have had my attention drawn to EX160. Green Gap Assessment conducted by LUC in August 2019.

Firstly

I would like to draw attention to an error in EX160 - on Appendix 1 Part 2 , page 32 of 57. This is part of the sections on the Green Gap Area between Northaw & Cuffley.

See a copy of this page attached. The area of Nyn Manor Farm (CUF 17,CUF17A & CUF 17B) is shown as Moderate Sensitivity . It should be Moderate-High like the rest of sub-area 53.. This error appears to have been carried over from EX156 – LUC’s Landscape Sensitivity Assessment of August 2019. A strong rebuttal of the Moderate rating of CUF17,CUF 17A and CUF17B , given in EX 156 , has been sent to you separately.

Secondly

Despite this error in the detail , I support the conclusions of the Green Gap Assessment for Northaw & Cuffley in EX160.

“ even relatively modest amounts of development would be visually

prominent”

“ the gap is also vulnerable to ribbon development”

“ the settlement would benefit from a Gap Policy Area “

“ the case for keeping the land open is strengthened by – presence of local wildlife sites

archaeological priority area

moderate high landscape

sensitivity “

Yours sincerely,

Vincent Davies,