

Our ref: MA/CUF17/L003

Your ref:



Date: 31 October 2019

Louise St John Howe  
Programme Officer  
re Welwyn Hatfield Local Plan  
PO Services  
PO Box 10965,  
Sudbury  
Suffolk  
CO10 3BF

Dear Louise,

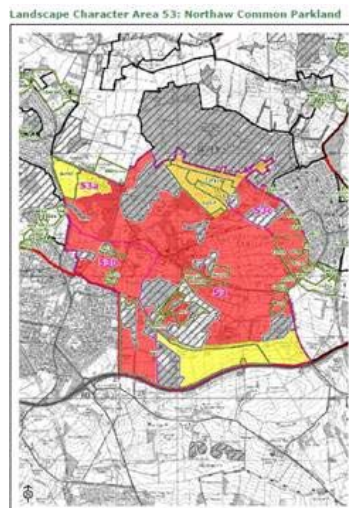
### Site ID Cuf17- Nyn Manor, Cuffley.

### Consultation Response in respect of documents EX156 and EX160 and considerations re proposed release of site Cuf17 for residential-led uses

ATP is instructed by the promoter (King & Co) to respond to the consultation exercise identified by email on 06/10/19 in relation to a number of published Examination Documents. This response is specifically concerned with Examination Documents EX156 and EX160, insofar as they relate to this site.

#### [EX156: Landscape Sensitivity Assessment](#)

Nyn Manor, to the west of Cuffley, is identified by LUC as part of Landscape Character 53 and is assessed at pages 189-202 of the Landscape Sensitivity Assessment (July 2019). It is noted that the entirety of the promoted site ("Cuf17", incorporating "Cuf17a" and "Cuf17b") is designated "Moderate" sensitivity to residential development, which LUC justifies on the basis that *'there is more enclosure in the northern part of the area from the existing vegetation and the properties along 'The Ridgeway' and from Well Wood, and with some fields lacking in strong hedgerow boundaries.'*



Sensitivity ratings key	
Welwyn Hatfield Boundary	Low
Landscape Character Area (LCA)	Low-moderate
LCA Subdivision	Moderate
All absolute constraints	Moderate-high
Promoted Sites	High
Site allocations	

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The promoter **agrees** with this analysis and supports LUC's conclusion that this area is less sensitive than the remainder of area LCA53, and considers that this conclusion can also be buttressed by the natural development 'containment' offered by absolute constraints to the north and west of Cuf17.



*View from the northern part of the area looking east to the rear of the proerties along The Ridgeway*



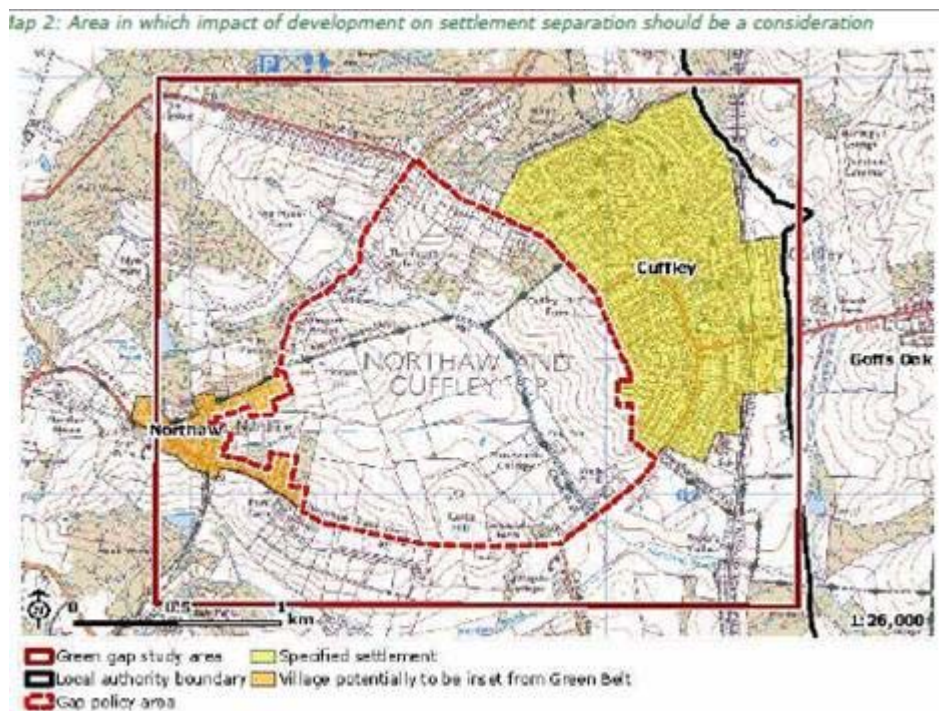
*View looking north towards the rear of the houses on The Ridgeway*



*View looking south west towards the bowl and absolute constralnts of Well Wood and Nyn Park beyond*

### EX160: Green Gap Assessment

Cuf17 has also been examined as part of LUC's Green Gap Assessment (August 2019), of which pages 102-105 are relevant. Again, the promoter **agrees** with this analysis and supports LUC's recommendation that a policy gap should be placed between Northaw and Cuffley (Map 2, page 105).



This is however caveated with the acknowledgement that the aim of *'preserv[ing] the sense of separation between the two settlements and retain[ing] the area of open and rural character that defines the area'* should not be interpreted as prohibitive of smaller development parcels in this policy area that will not undermine the inter-visibility between one settlement edge and the other, such as those that have already received draft allocation to the south and southwest of Cuffley.

The promoter **agrees** with the overall conclusion that the Cuf17 site (all or in part) should not form part of any Green Gap Policy Area.

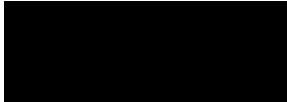
### Conclusion

The promoter acknowledges that EX156 and EX160 present no case against the allocation of Cuf17 (in entirety or in part). The promoter also agrees with the conclusions drawn by both reports in the context of the area occupied by Cuf17, adding that the analysis of EX156 could be enhanced by more express reference to the absolute constraints limiting development of Cuf17 and acting as a natural partition to other landscape character areas.

The promoter also notes that the methodology used in EX160 is generally pragmatic and in the context of Cuffley promotes Green Gap Policy Areas which are reasonable and necessary. The release of Cuf17 could provide a sensible and appropriate extension to the existing settlement.

Please feel free to contact me to clarify any matters raised above.

Yours sincerely



Mark Aylward

**ATP**

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