

I wish to object to the Welwyn & Hatfield Borough Council assessment of Northaw Common Parkland in Landscape Character Area 53 on the grounds that **proposed development sites 17, 17a, 17b have been assessed only Moderate sensitivity in orange, rather than red or Moderately high or High** (like other local sites in the area).

This is because:

- This is an area of local beauty valued by residents and visitors alike. The countryside is popular with walkers and used by schools and youth organisations to practice Duke of Edinburgh expeditions and camping.
- The proposed development is incompatible with the guidelines for conserving & strengthening the Welwyn & Hatfield Landscape Character Area (LCA.)
- The Stage 3 Green Belt Study concluded that the release of all or part of this parcel of land (P86) would result in **high harm to the Green Belt**, which it is described as being “open and topographically distinct from the settled ridge crest”. The sparsely located dwellings along Vineyards Road not having a significant urbanising influence.
- The proposed site (s) surrounds neighbouring Nyn Manor Farm, a Grade II listed building in an Area of Archaeological Interest & is likely to have an adverse impact on key views.
- The proposed site(s) is also likely to have an adverse impact on the ancient woodland part of the area of ancient woodland also designated as a Local Nature Reserve Northaw Great Wood Country Park.
- The proposed site(s) appear to have no natural boundaries to constrain **future development creep** over the lifetime of the local plan. Thus opening the door to further sequential building that will necessitate significant investment in related physical infrastructure such as sustainable drainage systems (SUDS), roads, car parking & social infrastructure such as schools, health & social care.
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- Of a possible interruption of views from the Hertfordshire Way public footpath

*In short such development is likely to give rise to a high degree of harm to the Green Belt; result in a revised Green Belt boundary likely to cause further pressure for the release of more Green Belt land in the future; likely to cause harm to the significance of designated heritage assets & likely have a detrimental impact upon the established landscape character of the area.*

