



Melvyn Middleton
Planning Inspectorate
c/o Programme Officer
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Dear Sir

Welwyn Hatfield Local Plan Examination – HS11 Land at South Way

The Council writes following the Stage 8 Hearing Session on 30th July and the additional information requested by you for site HS11 Land at South Way.

I attach to this letter the following documents which have been submitted to the Council by the promoter of the site:

- 1) HS11 Allocation and Ownership Plan;
- 2) Existing Context Plan;
- 3) Green Belt Boundary Plan;
- 4) Overview of Existing and Proposed Green Belt Mitigation Plan;
- 5) Illustrative Masterplan; and
- 6) Section from Hatfield to Welham Green.

The first attachment identifies the extent of land owned by the promoter of the site for which there is an agreement with Ptarmigan Land. The promoter of the site has wider land ownerships in the area. The plan demonstrates that the agreement relates to land beyond the site allocation boundary and that therefore the mitigation measures identified in the fourth attachment can be delivered.

The second document identifies existing footpaths and cycleways, existing land uses and the allocation boundary.

The third and fourth documents set out the green infrastructure proposals which will reinforce the Green Belt boundary in this location. The sixth document provides a cross section of the site and adjoining land, illustrating the proposed tree belt along the ridge line and demonstrating the lack of intervisibility between the site and Welham Green.

The fifth document provides a masterplan of the area with an indicative layout, new footpath and cycle paths which link to existing routes and the strategic planting belt along the ridge line.

Further information will be submitted confirming the results of discussions between the promoters of the site the Borough Council and the County Council on the viability of the site.

Yours sincerely

A handwritten signature in black ink, appearing to read "Sue Tiley". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sue Tiley
Planning Policy and Implementation Manager