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1st February 2021

Dear Louise,

Welwyn Hatfield Local Plan Examination: Stage 9 – WHBC Green Belt Boundaries (Examination Document EX223)

On behalf of our clients, Ptarmigan Land and the Mrs C Horton 1974 Discretionary Settlement, this letter comprises our formal response to the above document, which has recently been published for Consultation.

We support the Council's proposed general approach concerning the strengthening of Green Belt boundaries where land is to be released from the Green Belt. In particular, we ask the Inspector to note that our clients' approach to the potential development of Site HS11 – Land at South Way, Hatfield follows the general principles set out by the Council, and notably that: "*... as a general rule, the tree-planting and other strategic landscaping needed to strengthen the green belt boundary will take place adjoining but outside the development allocation, and within the green belt. In other words, generally the green belt boundary would divide the landscaping from the built development.*". This approach is illustrated in the enclosed illustrative masterplan, a copy of which has already been sent to the Inspector.

We further note and endorse that our clients' site is identified by the Council as one of the proposed site allocations where the general principles concerning Green Belt boundaries should apply. We believe that the Council's proposed approach will maximise the development potential of land to be released from the Green Belt, including HS11, thereby minimising the loss of Green Belt land elsewhere. In light of the above, we do not currently consider it necessary to attend the Stage 9 Hearing Sessions. However, upon publication of the representations submitted in response to this Consultation, we reserve the right to attend the future Hearing Sessions should it be considered necessary to provide further representation in response to issues raised.

Yours sincerely,

James Firth BA(Hons) MSc MRTPI
Director – Head of National Planning

