

Welwyn Hatfield Draft Local Plan

SADM31 HS22 West of Brookmans Park. (BrP4)

12th May 2021

Background

1. Two Statements of Common Ground (SoCG) have been prepared between WHBC, Royal Veterinary College and Hill Residential, these are:
 - [EX231 HS22 BrP4 SOCG](#) November 2020
 - [EX254G Appendix G HS22 SOCG Addendum](#) April 2021
2. EX231 is the result of an action from Session 8 (EX209) requesting the parties to prepare an agreed statement on the exceptional circumstances for green belt release and the potential to increase the capacity of the site through an expansion of the site. Site expansion was also identified in the interim report (EX212).
3. The extent of the additional land introduced within the SoCG totals 4.82ha (site plan included at Appendix A of EX231).
4. Plan 1 below is taken from the SoCG (EX231). The Plan incorporates the additional 4.82ha of land to the west of the railway. With the inclusion of the additional land the site area has been extended to 24.52ha.

Plan 1: Site Plan



5. Following the Stage 9 Hearing Sessions the Inspector raised two areas of concern. Firstly, that development was not adequately screened from the south. Secondly, that development on the additional site protruded too far south of the development within the original submitted HS22 site.

6. The SoCG addendum (EX254G) sought to address the issue of the site being visible from the south and proposed additional onsite and offsite planting.
7. The purpose of this note is to address the second issue relating to the extent of development on the additional land.

Consideration

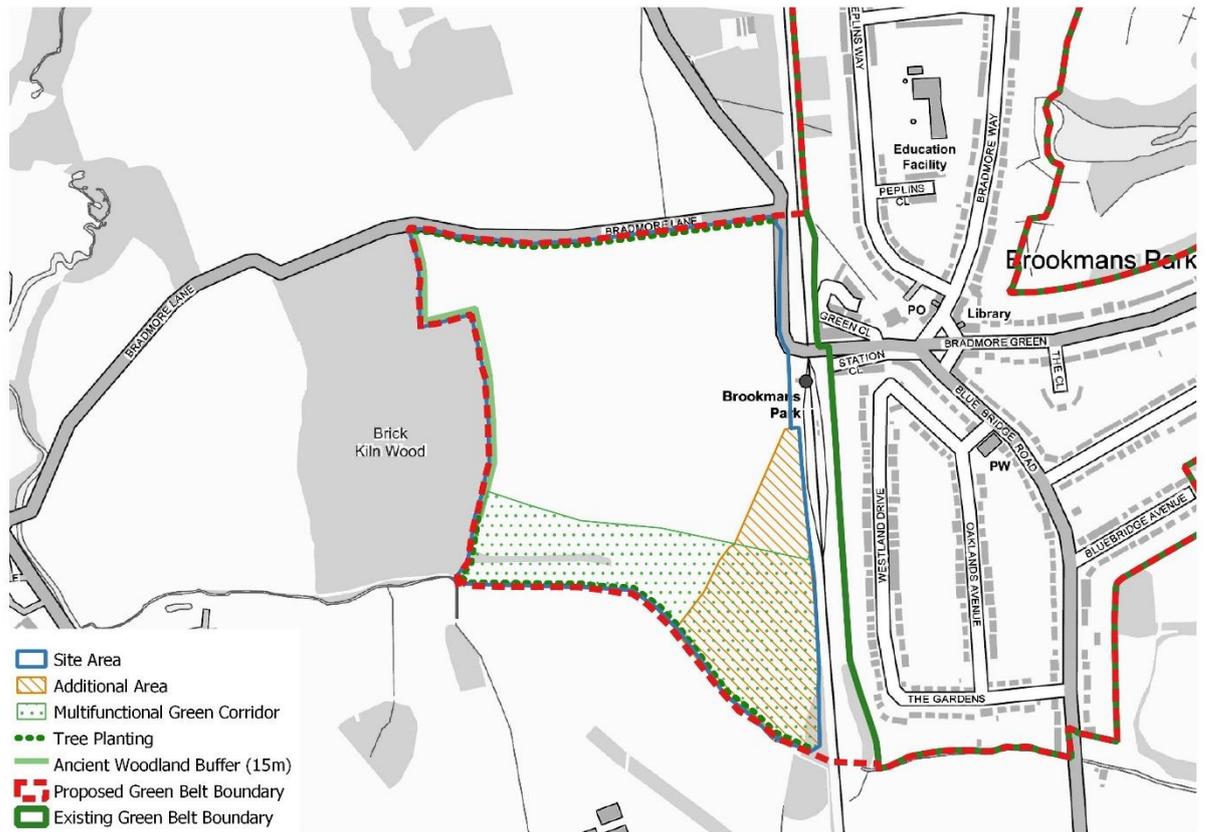
Extent of development within the additional land

8. EX231 and EX254G both identify the river as the Green Belt boundary as there are no other physical features within the site.
9. To address the Inspector's concerns consideration has been given to identifying a boundary for the additional land which ensures that this part of the site should not extend further south than development within the existing HS22 proposal.
10. Plans 2 and 3 have been prepared to this effect and show that approximately 0.8ha of the additional land is suitable for development. The remaining additional land is shown as forming an extension to the multi-function green corridor.
11. The extent of the developable area, comprising the submitted HS22 site and additional land, totals approximately 20.15 ha and gives a dwelling yield estimate of 478 dwellings assuming no primary school is provided on site.

Green Belt Boundary

12. In light of the amendment set out above, officers have considered the positioning of the Green Belt Boundary. Two options have been considered:
 - **Option 1** – the Green Belt Boundary remaining south of the multi-function green corridor following the river corridor. As shown on Plan 1.
 - **Option 2** – the Green Belt Boundary moved north to the edge of the developable area with the multi-function green corridor remaining in the Green Belt. As shown on Plan 2.
13. Notwithstanding the comments above, the Council considers that the overall assessment of High harm is a sound interpretation of the contribution that this site makes to the purposes of the Green Belt and does not support its inclusion in the plan.

Plan 1: Option 1



Plan 2: Option 2

