

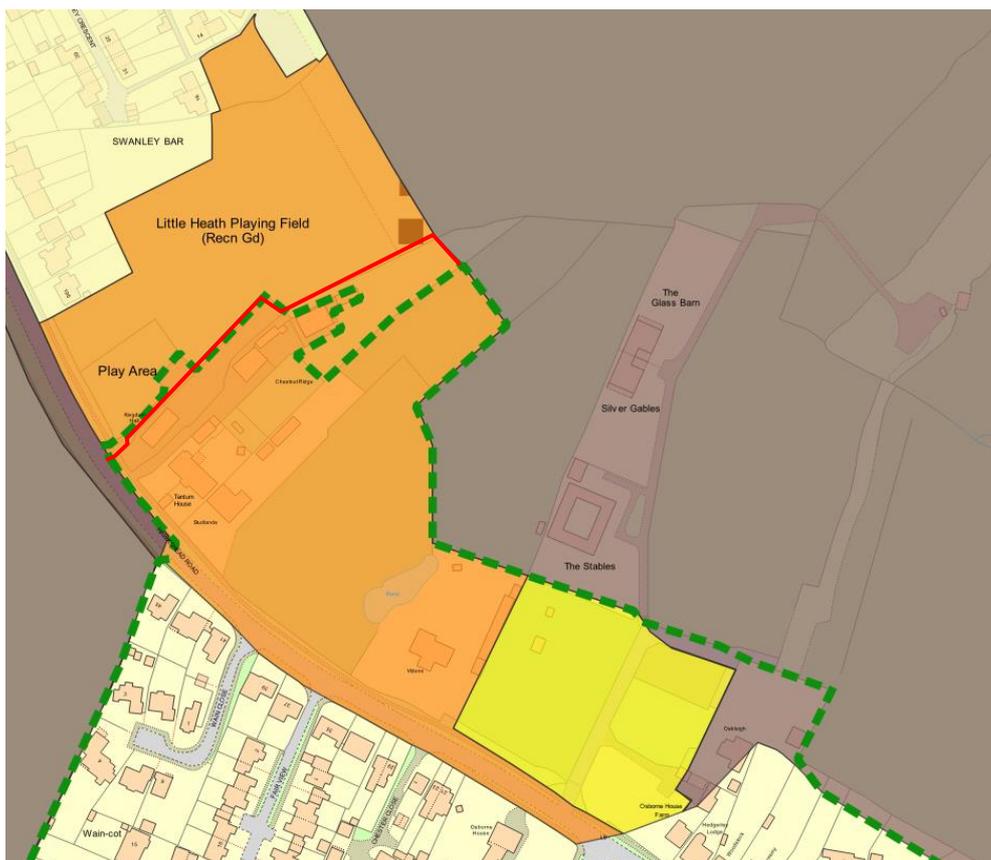
Welwyn Hatfield Draft Local Plan

Little Heath / LHe4/5 (Videne and Studlands, Hawkshead Road)

11th May 2021

1. This note has been prepared in response to questions received from the Inspector relating to the Green Belt Boundary in the vicinity of LHe4/5, Little Heath.
2. EX254 was prepared to provide clarification of a revised Green Belt Boundary around the area of Kingdom Hall and Little Heath Playing Field.
3. Plan 1 below shows, as a dotted green line, the Green Belt boundary as currently proposed. It also shows, with the solid redline, the revision to this Green Belt boundary as put forward through EX254.
4. The proposed revision to the green belt boundary adjoining Little Heath Playing Field (solid red line) shows the area of car parking, buildings and land to the rear removed from the Green Belt. The remainder of the Green Belt Boundary (dotted green line) is unchanged.

Plan 1



- Green dotted line indicates Green Belt Boundary as initially proposed
- Red solid line indicates Green Belt Boundary as proposed in EX254

5. The extent of land to be removed from the Green Belt to facilitate development of site LHe4/5 has been informed by the Green Belt Stage 3 Assessment (EX99).
6. An extract from the Green Belt Stage 3 Assessment is shown as Appendix One. The area in orange on Plan 1 shows the area of 'moderate harm' from scenario P80a.
7. To ensure harm to the Green Belt is limited, the site boundary of LHe4/5 was reduced to the area of 'moderate' harm.
8. Land to the north, including 'The Glass Barn', 'The Stable' and 'Silver Gables' are within the area considered High Harm and is shown as remaining in the Green Belt.

Options Consideration

9. Officers have considered two scenarios for further amending the Green Belt boundary in response to the question received.

Option 1 considered the removal of the area that includes the three buildings - 'The Stable', 'Silver Gables', 'The Glass Barn'.

Option 2 considered the removal of land within Option 1 plus the intervening land to the north of site LHe4/5.

10. 'The Stable' is a single residential dwelling. Permission was granted in 2015 (S6/2015/0179/FP), works involved the demolition of existing stable building and erection of the current dwelling house. The 'Glass Barn' and 'Silver Gables' are two dwellings. Permission was also granted in 2015 (S6/2015/0185/FP), these two dwellings are the result of a conversion of a workshop and machine barn.
11. The two options considered are presented in Plans 2 and 3 below. Both options include removing from that Green Belt that the Council's Green Belt Stage 3 Assessment has identified as being High Harm.
12. Plan 4 has been included to show the relationship between the site, Swanley Bar and Brookmans Park.
13. Officers notes that, in coming to the High Harm rating, the Green Bet Assessment states that:

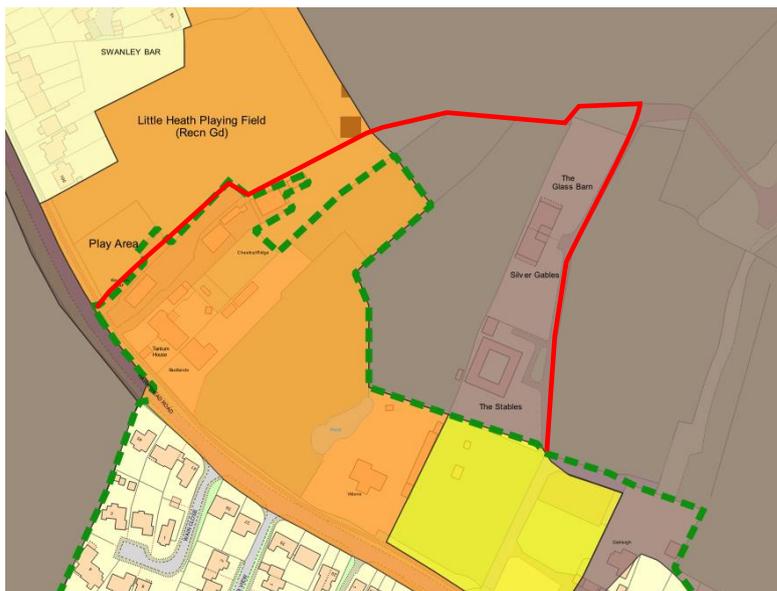
The parcel is largely open and rural in character and its release would constitute encroachment on the countryside. Moreover, it would substantially expand the urban area of Little Heath / Potters Bar northwards, reducing the role the parcel plays in preventing the merging of Potters Bar and Brookmans Park to the north, particularly when travelling along the A1000 along the east of the parcel.
14. Officers have considered the removal of additional land and consider that removing additional high harm land is not supported by the Council's evidence.

Plan 2 – Option One, remove land comprising the three dwellings from the Green Belt



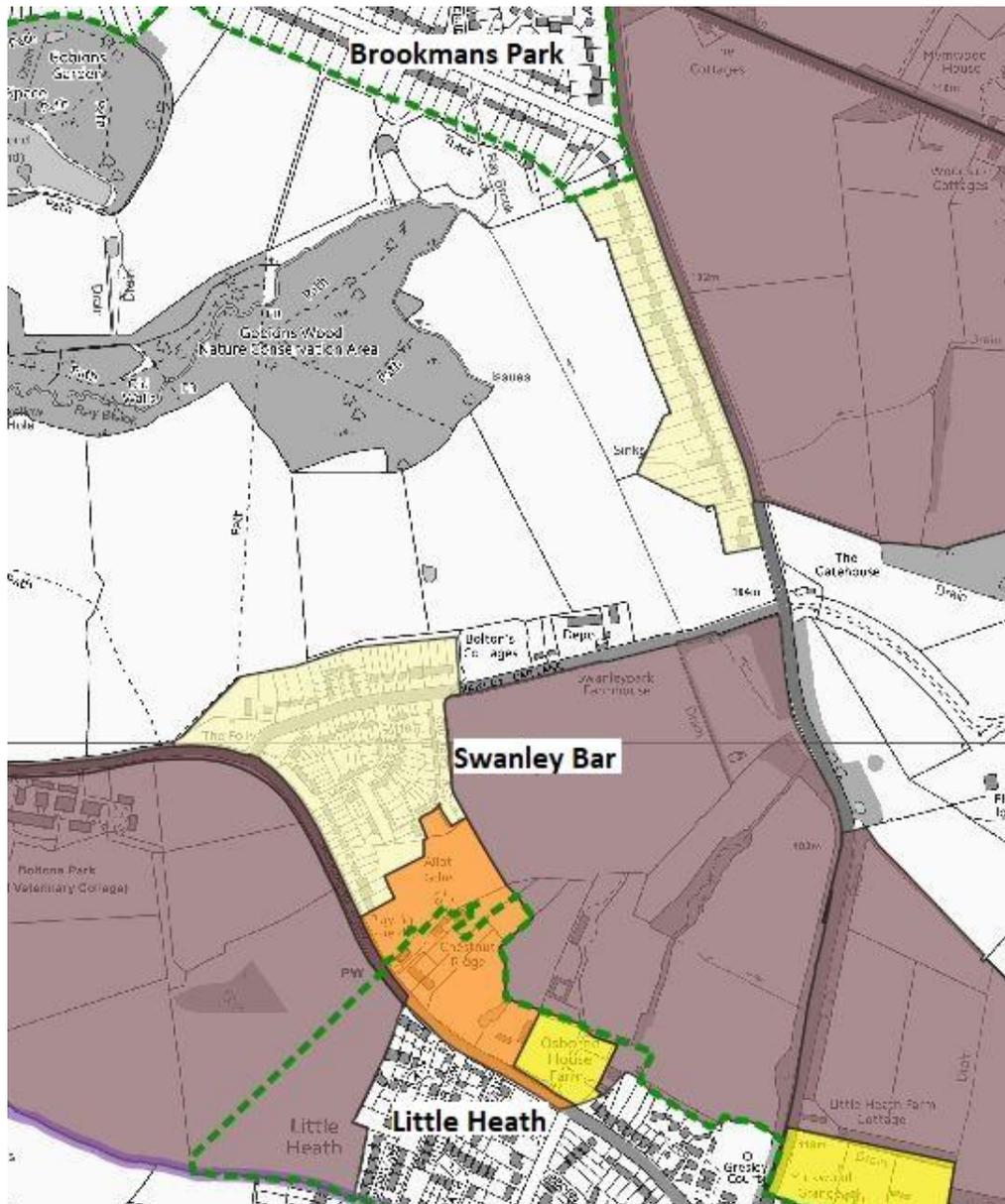
Solid redline indicates potential revision to the Green Belt Boundary

Plan 3 Option Two, remove land comprising the three dwellings and land immediately to the west from the Green Belt



Solid redline indicates potential revision to the Green Belt Boundary

Plan 4 – GIS Extract showing wider area



Light yellow – Low Harm
Orange – Moderate Harm
Brown/Purple – High Harm

*See Appendix One for extract from Green Belt Stage 3 Assessment, Harm Ratings

Appendix One

Extract from Green Belt Stage 3 Assessment (EX99c, page 364).

PARCEL P80

