

## Inquiry Note: Settlement Gap Note on behalf of the Appellant

This Inquiry Note is necessary in order to respond to the 'Separation Notes on behalf of COG' that were provided to the Inquiry.

1. The plan (on the left of the sheet) that was presented by COG, shows a line from Bulls Lane Tunnel/ Skimpans Bridge extending towards Brookmans Park. The distance shown is 657.62m in length, and it is noted that this line is in their words 'approximate'.
2. The narrowest gap between Brookmans Park and Welham Green is not from the COGs selective point of Bulls Lane Tunnel/ Skimpans Bridge, but is shown correctly in Mr Flatman's Proof Appendices at Appendix A.1 'Figure MF4 Settlement Gap Plan'.
3. The narrowest gap between the settlements is in fact c.500m (or 0.5km). This is much less than the 657.62m being suggested by the COG.
4. Furthermore, it is not clear if the COG linework on their second plan (on the right of their sheet) extends fully up to the edge of the scheme proposals, as no scheme proposals are presented on the COG aerial.
5. Following the flawed approach adopted by COG, we have shown here (below) how a 500m (0.5km) line from their chosen point (Bulls Lane Tunnel/ Skimpans Bridge), actually falls short within Peplin's Wood.
6. This therefore clearly demonstrates that a c.500m line has absolutely no impact on the Appeal Site, noting that in any event the proposed scheme is further offset from the woodland edge by up to c.70m in places.



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13<sup>th</sup> February 2023.