

# **Examination of the Welwyn Hatfield Local Plan 2013-32**

## **Stage 8 Site Allocations**

**Hearing 29 July 2020 at 09:30**

### **Welwyn Parish**

#### **AGENDA**

##### **Issue**

In the context of the plan's overall vision and strategy are the site allocations positively prepared, justified, effective and consistent with national planning policy and therefore a sound basis for the location of development within the Borough during the plan period?

1. Inspector's Introduction

##### **Policy SADM29 Welwyn**

2. Site HS18, The Vineyards

##### A. Biodiversity

Have the biodiversity aspects of this site, particularly the potential impacts on the adjacent Local Nature Reserves, been appropriately considered and have the implications of any harm been fully assessed in the context of the site's suitability for residential development?

##### B. Dwelling capacity

In the context of the site's constraints, is a dwelling capacity of 30 appropriate?

3. Site HS20, School Lane

##### A. Green Belt

Has the impact of this site on the purposes and openness of the Green belt been appropriately assessed?

In this context what are the exceptional circumstances that justify the removal of the site from the Green Belt?

##### B. Dwelling capacity

In the context of the site's ecology is the revised dwelling capacity (12) appropriate.

4. Site HS19, Sandyhurst

##### A. Noise Environment

Have the ramifications of noise pollution, from the adjacent motorway, on the potential living conditions at this site, been appropriately considered?

## B. Air Environment

Have the ramifications of noise pollution, from the adjacent motorway, on the potential living conditions at this site, been appropriately considered?

## C. Dwelling Capacity.

In the context of the likely air and noise pollution, have the implications of any harm been fully assessed in the context of the site's suitability for residential development and if so is a dwelling capacity of 30 appropriate?

## **Policy SADM28 Oaklands and Mardley Heath**

### 5. Sites HS16/17, 2 and land to the rear of 2-12 Great North Road

#### A. Noise Environment

Have the ramifications of noise pollution, from the adjacent motorway, on the potential living conditions at these sites, been appropriately considered?

#### B. Air Environment

Have the ramifications of noise pollution, from the adjacent motorway, on the potential living conditions at these sites, been appropriately considered?

#### C. Dwelling Capacity.

In the context of the likely air and noise pollution, is a dwelling capacity of 25 appropriate?

### 6. Site HS32, Four Oaks, great North Road

#### A. Noise Environment

Have the ramifications of noise pollution, from the adjacent motorway, on the potential living conditions at this site, been appropriately considered?

#### B. Air Environment

Have the ramifications of air pollution, from the adjacent motorway, on the potential living conditions at this site, been appropriately considered?

#### C. Dwelling Capacity.

In the context of the likely air and noise pollution, is an extension to accommodate six additional pitches appropriate?

#### C. Deliverability

What was the outcome of the planning application for 20 pitches referred to in representations?

### 7. Sustainability Appraisal (Regulation 19 stage)

### 8. Any other matters