

Examination of the Welwyn Hatfield Local Plan 2013-32

Stage 8 Site Allocations

Hearing 18 August 2020 at 14:00

Brookmans Park West

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 SADM 31, Brookmans Park

2. Site HS22 (BrP4), Land west of Brookman's Park Railway Station

A. Environmental considerations

How would the surface water at this site be managed?

Would the proposal have an adverse impact on local drainage infrastructure to an extent that could not be mitigated?

Has a flood risk assessment been carried out?

Are there any on or off-site ramifications for flood risk that would result from the implementation of the proposed development and could not be suitably mitigated?

What impact would the proposal have on the wider landscape?

If this is likely to be adverse, to what extent can it be overcome through mitigation?

What is the potential impact on the Water End Site of Special Scientific Interest?

If there is any potential unacceptable impact? Can it be satisfactorily mitigated?

What is the potential impact on the nearby woodland?

If there is any potential unacceptable impact, can it be satisfactorily mitigated?

B. Infrastructure

Paragraph 21.4 says that the dwelling capacity has been limited to reflect the limited opportunity for expanding the existing primary school.

Why is an expansion of the existing school the only solution to a lack of primary school capacity?

Significant concern has been raised by representors concerning the provision of the infrastructure necessary to develop this site particularly in the context of a

perceived eventual need for off-site highway mitigation, in particular but not exclusively, in relation to the network to the west of the site.

Would the cumulative impact of the traffic generated by the development have an unacceptable impact on highway safety and the free flow of traffic to an extent that could not be resolved through appropriate mitigation?

and do highway matters justify constraining the size of the development?

Is there sufficient capacity within local health services to meet the primary health care needs of the persons who would reside in the development? If not, what extra capacity is required and where would it be located?

C. Sustainability

The Framework at paragraph 5 says that the purpose of the planning system is to contribute to the achievement of sustainable development.

Is the site a sustainable location for development?

Has this site been appropriately assessed in the sustainability appraisal?

D. Green Belt

In the Stage 3 Review the overall harm at this site is considered to be high but the parcel is not identified as an area of most essential Green Belt. In this context:

Is the overall assessment of high harm a sound interpretation of the contribution that this site makes to the purposes of the Green Belt?

In that context, is the allocation of this site justified, effective and consistent with national planning policy?

Does the site impinge upon the existing gap in built development between Brookman's Park and Welham Green?

Do exceptional circumstances exist to release this site from the Green Belt and if so, (other than Welwyn/Hatfield's housing need), what are they?

If the boundary is to be moved, is the current proposal the most appropriate location for a new Green Belt boundary.

If not are there other more defensible boundaries that could be chosen?

Is there scope to improve the permanence of any new boundary through the introduction of woodland planting to create enhanced physical features?

E. Implementation

Would any of the above considerations have a material impact on the capacity of the site to provide new dwellings.

When would the site realistically be likely to be able to deliver dwellings within the plan period?

3. Sustainability appraisal
4. Any other matters