

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

## **Stage 8 Site Allocations**

**Hearing 19 August 2020 at 09:30**

### **Little Heath**

#### **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
2. Clarification

##### **Policy **SADM32 Little Heath****

3. Site HS24 Land south of Hawkshead Road

##### **A. Environmental considerations**

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?

If so how are they to be mitigated?

How would foul drainage be dealt with?

What impact would the proposals have on the wider landscape? In particular on Gobions Historic Park and Garden and the Folley?

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

Would there be any impact on the Gobbions Wood wildlife site from the development of this site?

If so would there be any potential unacceptable impact? And could it be satisfactorily mitigated?

##### **B. Green Belt/Green Gap**

What are the final conclusions on Green Belt harm regarding this site specifically? Is that assessment a sound interpretation of the contribution that this site makes to the purposes of the Green Belt?

Would the development of this site, with the proposed mitigation, significantly

impinge upon the existing gap in built development between Brookman's Park and Potters Bar?

Would the proposed new boundary to urban development be as robust as the existing one, in the context of visually preventing the perception of urban sprawl and maintaining the openness of the countryside landscape?

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

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

What exceptional circumstances exist to justify the removal of this site from the Green Belt.

What justification is there to include the site within a Green Gap between Brookmans Park and Potters Bar?

### C. Cross boundary coordination

To what extent are there development proposals in the adjacent part of Hertsmere?

Has there been appropriate co-ordination between the two authorities?

## 4. Site HS25 Land north of Hawkshead Road

### A Environmental considerations

Is the extent of the proposed development on this site compatible with the need to protect the trees on the site and to extend their cover to improve the setting of Obourne House ?

### B Green Belt

To what extent is there a justification for land to be designated as Green Belt between Little Heath and Swanley Bar?

Should the remaining undeveloped area between Little Heath and Swanley Bar be protected by a Green Gap policy?

## 5. Sites HS24 and HS25 Land south and north of Hawkshead Road

### A Sustainability

Is there capacity at Little Heath Primary School or elsewhere nearby to accommodate the expected number of primary age children that would be generated by these developments.

How far is it to Potters Bar railway station and its town centre from a median location on the sites?

Are these acceptable walking distances to local shops, other facilities and for commuters travelling by train?

Are these sites in a sustainable location for development?

6. Sustainability Appraisal

Have these sites been appropriately assessed in the sustainability appraisal?

7. Any other matters