

Examination of the Welwyn Hatfield Local Plan 2013-32

Stage 8 Site Allocations

Hearing 26 August 2020 at 09:30

Cuffley

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 SADM 33 Cuffley

3. Site HS26 36 The Ridgeway and land to the rear.

A. Implementation

Does this site now have planning permission?

Should it still be a Local Plan proposal.

If so what is the appropriate dwelling capacity?

When will the scheme be implemented?

4. Site HS27 Land at The Meadway

A. Environment

Are there any site specific flooding issues that relate to this site?

Are they capable of mitigation and if so what form would that take?

B. Noise

Have the ramifications of any noise pollution from the adjacent railway on the potential living conditions at this site been fully considered?

If so what mitigation (if any) would be required?

Is the proposed dwelling capacity appropriate?

C. Infrastructure

How would foul drainage be dealt with?

Are there capacity restrictions along The Meadway?

D. Highways

Is there adequate capacity at the junction of The Meadway with Station Road to accommodate the additional traffic that would result from this development, along with all of the other proposed new development in Cuffley and adjacent parts of Broxbourne?

If not what improvements would be required by way of mitigation? and how would they be achieved?

E. Green Belt

Is the proposed new boundary to urban development at site HS27 as robust as the existing one, in the context of visually preventing urban sprawl and maintaining openness?

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?

Is there scope to extend this site into other parts of the Green Belt parcel?

If so what, if any, remedial measures would be required to mitigate any resulting harm?

What is the optimum development capacity for this site?

5. HS31 Land west of St Martin de Porrea Catholic Church

A. Implementation

The Council's evidence suggests that this site may not come forward until towards the end of the plan period and that in any event it would be likely to be developed in tandem with an adjacent site.

Should the site remain as a proposal?

Should the site be extended to include the additional land?

6. Any other matters