

Examination of the Welwyn Hatfield Local Plan 2013-32

Land East of London Road, Woolmer Green

Gladman and the Landowners of Site HS15

Approach to Green Belt boundaries



February 2021

Proposed approach to Green Belt boundaries –**Site reference HS15 WGr1 East of London Road**

- 1.1 The consultation states that as a general rule tree-planting and other strategic landscaping needed to strengthen the green belt boundary will take place adjoining but outside the development allocation, and within the green belt. The document goes on to identify those sites that these guideline recommendations apply to including, HS15 WGr1 East of London Road of which Gladman, on behalf of the landowners, are promoting.
- 1.2 With reference to Table 11 of Policy SADM 27 it is noted that a site-specific consideration for development on site HS15 is that it should include a landscape buffer along northern boundary, to offset the impact of the development on the wider landscape and help define the Green Belt boundary.
- 1.3 It is confirmed that the land that immediately adjoins the northern boundary of HS15 falls under the same ownership as HS15. The proposed approach to Green Belt boundaries provides clarity on where structural landscaping should be planted allowing land within the allocation boundary to be maximised for housing (within the confines of the allocation) and its supporting onsite infrastructure. The landowners and Gladman are committed to providing a strengthened landscape buffer, therefore fully support the Council's proposed approach to green belt boundaries.