



18 June 2019

Mrs Sue Tiley  
Planning Policy  
Welwyn Hatfield Borough Council

Our Ref: LP/14DtC/WH  
Your Ref:

By email only

Contact Officer : Clare Skeels  
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Dear Mrs Tiley

**Welwyn Hatfield Local Plan – Promoted Sites Consultation 2019**

Thank you for the opportunity to make comments on the Promoted Sites 2019 consultation document.

Whilst the District Council has a particular interest in those sites which have been put forward for consideration in Oaklands and Mardley Heath, Woolmer Green and Welwyn, it does not intend to make any detailed comments on these sites individually at this time.

We consider that the decision on which of the consultation sites to propose to be taken forward is a matter for the Borough Council having regard to other, relevant supporting evidence. We reserve the right to make additional comments at such time a holistic revised proposed development strategy for Welwyn Hatfield is presented.

However, there are a number of issues which the District Council should be take into account in determining which of the 140 sites should be allocated in the emerging Local Plan. In particular, whether the necessary infrastructure and mitigation measures can be provided in the right location. As you will be aware, the North Hertfordshire Local Plan is at an advanced stage of preparation. The Infrastructure Delivery Plan for North Hertfordshire has been prepared in the context of the allocations in the Local Plan but does not take into account any additional development on the periphery of the adjoining authorities.

Further development in Welwyn and Woolmer Green may have an impact on traffic, transport, health and education provision. The District Council would anticipate that additional work would be required to ensure that the impacts of development has been adequately assessed and that the appropriate mitigation is identified in the Welwyn Hatfield Local Plan.

We would ask that you have regard to the aims of the emerging North Hertfordshire Transport Strategy and the detailed policy wording included in our Plan (as proposed to be modified) in relation to infrastructure and cumulative impacts. In particular, we would highlight the policy criteria attached to our own proposed sites in Codicote and Knebworth. At this stage, we request that any sites pursued by Welwyn Hatfield in close proximity to these settlements seek

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to incorporate similar requirements and / or do not frustrate the implementation of sites within North Hertfordshire.

At this stage, these are Officer only comments and have not been endorsed by Councillors.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N Smith', with a stylized flourish at the end.

Nigel Smith  
Strategic Planning Manager