

Appendix A

Comments on the St Albans District Local Plan Regulation 18 consultation

The site in the St Albans Draft Local Plan with the strongest relationship to Welwyn Hatfield is Glinwell, Hatfield Road. It is identified as a Broad Location for growth, with a site area of 20.85ha, potentially providing a mixed-used development of 436 dwellings, a possible primary school, green infrastructure, transport infrastructure, and other community infrastructure.

It is noted the site is currently in use as a nursery with glasshouses growing vegetables, together with a farm shop and associated car parking. It is understood that the Council considers the site to be Previously Developed Land (PDL).

The Welwyn Hatfield Green Belt Review notes that the gap between St Albans and Hatfield is narrow to the west of Hatfield. The smaller settlements of Smallford and Sleapshyde lie between the first-tier settlements of Hatfield and St Albans, towards the eastern urban edge of St Albans further limiting the perception of separation. This gap is therefore considered to be fragile.

As the site is just under 1km away at the nearest point to the boundary with Welwyn Hatfield, there is concern the development of this site may reduce the already “fragile gap” between St Albans and Welwyn Hatfield at this location. It is however recognised that the site contains development which does reduce the contribution it makes to the sense of openness of the wider countryside.

The site-specific considerations identified in the draft plan are noted. Including the requirement for an assessment of education needs to be undertaken to consider if there is a requirement for a primary school, including Early Years provision, to serve the new community. Also, that contributions will be required towards the Ellenbrook Fields country park.

The requirement for a traffic impact assessment is welcomed, it is necessary that infrastructure is in place to cope with additional traffic on the A1057 and surrounding roads resulting from any proposed development. Similarly, the requirement for suitable access and cycle access/improvements to the A1057 Hatfield Road or mixed pedestrian and cycle use as well as suitable access and improvements to the Alban Way walking and cycle route will need to be provided is considered essential.

In addition to the site-specific considerations already identified, it is suggested that there should be appropriate landscaping and edge treatment of the site to reduce the visual impact of the development on the green belt.

Welwyn Hatfield has no objections to the St Albans Draft Local Plan 2041 at this stage but would wish to see the site-specific considerations, including landscaping and edge treatment and proposed mitigation measures incorporated in any Masterplan or planning application submitted for the Glinwell site.