

Our Ref: 5/2018/3112  
Please ask for: Sarah Smith  
E-mail: [planning@stalbans.gov.uk](mailto:planning@stalbans.gov.uk)  
Date: 20 February 2019

Mr Colin Haigh  
Head of Planning  
Welwyn Hatfield Borough Council,  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

Dear Sir,

**Town and Country Planning Act 1990 (as amended)**

**Consultation by Welwyn and Hatfield Borough Council in accordance with the  
Town and Country Planning (Development Management Procedure) (England)  
Order 2015**

**Site: Hatfield Business Park, Hatfield, AL10 9SL**

**Planning Application: 6/2018/2768/OUTLINE**

**Proposal: Outline application for a large-scale mixed use development including 1100 new homes and supporting infrastructure including a primary school, local centre and open space with all matter reserved**

I refer to the above application and your consultation requests received 22/11/2018 (our ref: 5/2018/3112)

St Albans City and District Council raise objection to the proposal for the following reasons:

The proposed development would be in direct conflict with the S106 attached to the outline permission for the redevelopment of the former Hatfield Aerodrome site, resulting in the loss of the country park which was created to serve now existing houses in Hatfield, this is not replaced as a result of this application. Objections are raised to this loss unless suitable alternative open spaces provision can be provided, together with appropriate open space for the proposed new dwellings that would be no less disadvantageous to the community than the country park secured through the S106 legal agreement.

The proposed development would be inappropriate development in the Green Belt. The proposal would contribute significantly towards the loss of Green Belt land separating Hatfield and St Albans and the proposal fails to comply with the NPPF. It is considered that 'very special circumstances' do not exist as the potential harm to the Green Belt by reason of inappropriateness and other harm is not clearly outweighed by other considerations.

Welwyn and Hatfield Borough Council is also asked to note the contents of the officer's report to the Planning Referrals Committee which contains a fuller discussion of the proposal.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'TH' followed by a long horizontal stroke.

**Tracy Harvey**  
**Head of Planning & Building Control**