

## David Elmore

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**From:** Sue Tiley  
**Sent:** 09 October 2020 15:35  
**To:** David Elmore  
**Subject:** RE: Planning policy consultations

Classification: Unrestricted

Hi David apologies I have not assigned these to anyone as yet so I will give you a quick policy response. Let me know if you want something more detailed

6/2020/2248/OUTLINE

The site lies in the Green Belt and straddles the boundary with St Albans City and District Council. The proposal would constitute inappropriate development in the Green Belt for which very special circumstances would need to be demonstrated. It lies within a parcel which has been assessed as making a significant contribution to purpose 3 and 5.

The site has not been identified for release in either the Welwyn Hatfield or the St Albans emerging Local Plans

Case Law has established that the lack of a five year land supply does not constitute very special circumstances in the Green Belt. I believe this was established in the Hunsdon case and I am not aware of any more recent decisions to change this position.

6/2020/2379/MAJ.

The site is in the Green Belt and would need to demonstrate very special circumstances

Mobile homes could count towards the supply of housing depending on whether they would provide permanent accommodation.

The site is outside any settlements and is not particularly accessible to services and facilities. The nearest being the Dutch nursery and the petrol station along the Great North Road. Therefore it is not considered to be particularly suitable for elderly people. I would also question whether a mobile home would be suitable in terms of heating and insulation.

Case Law has established that the lack of a five year land supply does not constitute very special circumstances in the Green Belt. I believe this was established in the Hunsdon case and I am not aware of any more recent decisions to change this position.

Sue  
From: David Elmore  
Sent: 09 October 2020 13:31  
To: Sue Tiley <S.Tiley@welhat.gov.uk>  
Subject: Planning policy consultations

Hello Sue,

I am just emailing to inform you of two application I've recently been assigned which I will need Planning Policy comments on.

1. Application number: 6/2020/2248/OUTLINE. Roundhouse Farm, Land Off of Bullens Green Lane, Colney Heath. Outline permission for the erection of up to 100 dwellings, with all matters reserved except access.

Planning policy consulted on the 30th of September. 21 day consultation period lapses on the 21st of October.

2. Application number: 6/2020/2379/MAJ. The Firs Park Woodside Lane Hatfield AL9 6DG. Use of land as an extension to the existing caravan park for the provision of an additional 25 caravans (mobile homes) together with dog walk/amenity land, car parking and landscaping.

Planning policy consulted on the 18th of September. 21 day consultation period lapses today. The applicant is contending that the mobile homes should contribute to housing land supply and I am not sure whether this would be the case or not. Planning policy's view on this would be appreciated.

Could you please acknowledge receipt of this email and let me know when consultation responses are expected?

David.

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