

NORTH MYMMS DISTRICT GREEN BELT SOCIETY

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LOCAL PLAN CONSULTATION REMINDER

Responses to Welwyn Hatfield's Local Plan Consultation must be made by 5.00pm on Monday 24th October.

If you haven't commented already, we urge you to do so. This is the final opportunity to comment on a plan that will have a defining effect on our community.

HOW TO RESPOND?

We recommend that you comment on-line. If you write or email you **MUST** complete the official response form otherwise the Inspector may not accept your comments.

ONLINE at: <http://www.welhat.gov.uk/localplan> or Google Welwyn Hatfield Council Website, click on Draft Local Plan Consultation link on front page. E-mail to: localplan@welhat.gov.uk

If you are not online, you can send your completed response form to: Planning Policy, Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, AL8 6AE

Response forms are available at North Mymms Parish Council: The Council Offices, Annexe to No. 1 Bungalow, Bushwood Close, Welham Green Tel: 01707 268418 and SVG Food and Wine, Welham Green.

Or by contacting Planning Policy at Welwyn Hatfield Council Tel 01707 357000

WHAT CAN YOU SAY?

Your comments will be reviewed by the Council and also made available to the Planning Inspector in advance of the public enquiry.

The council is **NOT** looking for views and opinions on this draft– what they are looking for are flaws in what they are proposing and flaws in the way they have approached it. This is not a vote, or a test of the plan popularity but it is a test of how 'sound' the plan is and is it 'legal'.

Unless you are an expert in planning regulations there is little anyone can do to challenge the legality of this but we can challenge the 'soundness' of it in a number of ways.

1) Positively Prepared: Has the council made every reasonable effort to ensure development is sustainable? If Infrastructure changes are necessary to support development, is it clear what they are and sufficient to offset population growth?

2) Justified: Is this the most appropriate way of meeting the housing target? Are there better alternatives to meet the development strategy? Will the proposed housing meet outside rather than local need? Is it justified to have green belt development before all brownfield sites have been used?

3) Effective: Can the plan do what it says is it going to do? Has it demonstrated joint working with other authorities to deliver this? Will the plan deliver what it is supposed to?

Need More Help? We hope to offer some work-shops if there is demand – keep an eye on our Website at: <http://www.greenbeltsociety.org.uk/>

Some thoughts on the North Mymms Sites

WELHAM GREEN (Policy SADM30 and SP23)

Site SDS7 (WeG4b) Marshmoor – 80 dwellings and B1 Business Park

- Detached from Welham Green by East Coast main railway line
- New Green Belt boundary weaker than existing one
- Would cumulatively lead to ribbon development between Hatfield and Potters Bar
- Removes the visual gap between Welham Green and South Hatfield
- Assessed by WHBC as significant for Green Belt local purpose – Encroachment (Displays typical rural and countryside characteristics and high levels of visual openness)
- Employment site not necessary on Green Belt – could be on brown field location
- No evidence that this is “strategic” not for local people

Site HS35 (GTLAA01) – Gypsy Site at Foxes Lane – 12 pitches

- Loss of Green Belt openness at gateway to village
- Increase by 75% and future potential to become a major site
- In flood zone
- High levels of noise from railway
- Poor access near brow of Dixons Hill railway bridge

HATFIELD (Policy SADM28)

Site HS11 (Hat11) Land at Southway – 120 dwellings

- Located within a fragile gap between Hatfield and Welham Green
- Provides a strong visual and physical barrier between the two settlements
- Development of this site would significantly reduce the gap between settlements.
- On balance this, alongside the adverse impacts upon the purposes of the Green Belt, are considered to outweigh the benefits of the site.

BROOKMANS PARK (Policy SADM31)

Site HS22 (BrP4) West of Brookmans Park (Bradmore Lane) 250 dwellings

- Detached from Brookmans Park by East Coast main railway
- Noise from railway (needs to be mitigated)
- Narrowing of visual gap between Brookmans Park and Welham Green
- Assessed by WHBC as significant for Green Belt national purpose – encroachment
- Assessed by WHBC as significant for Green Belt local purpose, which seeks to prevent coalescence between settlements
- Assessed by WHBC as having high degree of visual openness
- New Green Belt boundary would be significantly weaker than existing.

- Adjacent to Wildlife Site (WS144), part of which is Ancient Woodland.
- Landscape: high sensitivity/low capacity to accommodate change
- Needs significant highways upgrades
- Would change the nature of local roads from rural to urban
- Significant highway safety concerns – Bradmore Lane and Warrengate road are inadequate to serve the development and are used by walkers, cyclists and horse riders
- In Ground Water Protection Zone – with effect on Swallow Holes SSS1
- Increase flood risk to Water End

Site HS21 (BrP13) West of Golf Club Road – 14 dwellings

- Significant safety concerns (Golf Club Road inadequate to serve this development)

Site HS23 (BrP14) East of Golf Club Road – 10 dwellings

- Adjacent to Wildlife Site (WS165)

LITTLE HEATH (Policy SADM32)

Site HS24 (BrP7) Land South of Hawkshead Road - 100 dwellings

- Development would weaken the existing Green Belt boundary
- Narrows the gaps between Little Heath, Brookmans Park and Swanley Bar
- Assessed as significant for local Green Belt purpose (Significant contribution to the visual gaps)
- Affects the integrity of Swanley Bar, the Ray Brook valley and Gobions Park
- Assessed as significant for national Green Belt purpose – encroachment (Displays typical rural and countryside characteristics and high levels of visual openness)
- Not sustainable distance from town centres will raise car usage
- Pressure on local roads, especially the A1000 and parking at Potters Bar Station
- No local services or amenities. Doctors and local Potters Bar services already full

Site HS25 (LHe1) Land North of Hawkshead Road – 35 dwellings

- Development would narrow the Green Belt gap between Little Heath, Swanley Bar and Brookmans Park
- Close proximity to sites of nature conservation interest
- No local services or facility (as above)
- Pressure on local roads (as above)

PLEASE NOTE Marshmoor – Gascoyne Cecil will be hosting their own site-specific exhibition on 13 October from 3pm – 8pm at North Mymms Cricket Club, Home Farm, Welham Green