

# NORTH MYMMS DISTRICT GREEN BELT SOCIETY - WELWYN HATFIELD LOCAL PLAN

## SUMMARY OF POTENTIAL POINTS FOR OBJECTION

*We recommend that you comment on-line if that is possible. 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](mailto: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, Hertfordshire, AL9 7YZ Tel: 01707 268418

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

### **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 SSSI.
- Increase flood risk to Water End.

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

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

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

- Adjacent to Wildlife Site (WS165)

## **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 the 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 Road railway bridge.

## **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 facilities.(as above)
- Pressure on local roads.(as above)

***Need More Help? Go to our web-site at <http://www.greenbeltsociety.org.uk/>***