

NORTH MYMMS DISTRICT GREEN BELT SOCIETY

www.greenbeltsociety.org.uk

Email to greenbeltnorthmymms@hotmail.co.uk

Newsletter No. 56 – September 2017

Green Belt Crisis

Thousands more houses possible for our Borough

Should this happen other sites in Brookmans Park and Welham Green, which have so far been rejected, could come back into consideration or in the case of Little Heath be extended

- The Public Examination of the Local Plan starts on 21 September continuing through the Autumn. Mr Mel Middleton the Appointed Inspector will test the Council's draft Plan against legal requirements and consider comments and objections previously submitted. Our Society will be represented at the sessions with the help of our Planning Consultant, Jed Griffiths
- This is a crucial stage of the Local Plan process. The Inspector could recommend an increase in the Council's target of 12,000 houses, if he feels that is insufficient. The latest projections up to the year 2032, based on 2014 statistics, indicate a housing number requirement of 15,200
- What can you do to save **your** Green Belt? Please turn over

Give us your support by ensuring your membership and subscription is up to date. Have you paid us for this calendar year? Our subscriptions are only £1 – donations are most welcome particularly as we shall be incurring costs for professional advice. Please check out our website for paying online by direct debit. Our strength is our membership numbers so please join every member of your family.

MEMBERSHIP APPLICATION & RENEWAL FORM

To **NMDGBS**, c/o North Mymms Memorial Hall, 36 Station Road, Welham Green AL9 7PG (or drop in to Brookmans Park News or DJS Hardware Store, Welham Green in a sealed envelope).

Please join or renew the annual subscription formember(s) of my family for the calendar year 2017.

Mr/Mrs/Ms **Additional Family Members**

Address

..... **Email**

Cheque enclosed for £ being £ annual subs at £1 per person

and/or £ voluntary contribution to funds.

OR Online by direct debit at www.greenbeltsociety.org.uk

OR by Standing Order to TSB, Darkes Lane, Potters Bar Account: North Mymms District Green Belt Society
Sort Code: 30 – 16 – 64 Account No: 00098459.



(Please tick box if paying by standing order and return form with your address and payment details)

As recently as July 2016, Sajid Javid, Secretary of State for Communities and Local Government said: **“The Green Belt is absolutely sacrosanct. We should not be carrying out any development on it.”**

Yet Local Authorities insist that it is the Government that is forcing them to release Green Belt Land for house building and the Council for the Protection of Rural England reports that: “425,000 new houses are proposed for construction on Green Belt land – an increase of 400% in just 5 years.”

The number of houses proposed in the Local Plan is supposed to be based on an “Objective Assessment of Need” (OAN). But supposedly “objective” numbers have fluctuated wildly and increased alarmingly.

- The East of England Plan proposed 10,000 dwellings for the Borough. Abandoned in 2009 after a High Court decision.
- In 2011 the Welwyn Hatfield Emerging Core Strategy proposed 7,200 new dwellings over 30 years;
- In 2015 the Draft Local Plan proposed 12,500 new homes between 2011 and 2031 of which 7,330 would be built on land designated as safeguarded and Green Belt.
- In August 2016 the Draft Local Plan proposed 12,000 new homes up to 2032 – 5,500 to be built on Green Belt land. This is the number in the Plan as submitted. The Officers’ Report to the Council stated that “If the Local Plan is considered to be unsound because it has not met the OAN he may require that modifications are made to the Plan in order to reach a target which meets the OAN.”
- In August 2017, the latest revised OAN implies a requirement for 15,200 new dwellings between 2012 and 2032.
- In August 2017, a report to Herts County Council said that across the Local Plans produced by all the 10 districts in its area there would be an increase of around 91,000 new homes up to 2031.

If you are concerned about the loss of Green Belt proposed in the Draft Local Plan and the potential for even greater loss in the future,

- please join our Society and support our efforts;
- please also join the CPRE Hertfordshire. Contact them through www.cpreherts.org.uk;
- keep in touch with the progress of the Public Examination through <http://welhat.gov.uk/localplanexamination>;
- contact your political representatives on the Parish, Borough, and County Councils to let them know what you think. Their contact details can be found on www.northmymms.org; <http://www.welhat.gov.uk>; <https://www.hertfordshire.gov.uk>;
- write to your MP. Urge him to liaise with other MP’s in the Metropolitan Green Belt to urge the Government to keep their promise to protect the Green Belt. They can be contacted on www.shapps.com and <https://www.oliverdowden.com>