

Sites in Bell Bar and Brookmans Park

There are 21 sites promoted in and around Bell Bar and Brookmans Park for over two thousand dwellings, two care homes and land for employment purposes.

All are in the Green Belt in areas where according to the Council's Green Belt Survey development would cause harm to the Green Belt in varying degrees of severity.

The majority of these sites have been previously considered and rejected for inclusion in the Local Plan. NMDGBS earlier comments on these sites can be found on our website.

Comments should focus on "technical" reasons why a site proposed for development should not be included in the Local Plan.

"Technical" reasons include:

- Harm caused to the openness of the Green Belt by reducing the space between settlements. Space is visual as well as linear. Site would not provide a secure new Green Belt boundary.
- Problems with traffic – general increase overloading the road infrastructure; specific increase/danger because of access to main roads; congestion at peak times or as a result of problems on the A1M and M25.
- Pollution: local roads around the M25 and A1M are already at or nearing pollution level limits in existing legislation.
- Disproportionate increase in population destroying the existing character of the community. The Green Belt is being sacrificed for people who are not local to the Borough.
- Lack of services: schools, health, public transport, water, sewage.
- Proposed site is in a flood plain, would impact on Sites of Special Scientific Interest (SSI) or other local wild life area.

Comments can be made by e-mail, by letter, or as preferred through the council's website http://www.welhat.gov.uk/promoted_sites_2019. No later than **5pm on Tuesday 18 June 2019**.

THIS IS YOUR COMMUNITY YOUR COMMENT MATTERS

for further help check out our website www.greenbeltsociety.org.uk

Promoted Site	Area	No of dwellings	Green Belt Harm
BrP1 Upper Bell Lane Farm, Bell Lane,	5.2 ha	140 dwellings	Moderate
BrP26 Meadowcroft, Great North Road,	0.3 ha	5 dwellings	Moderate
BrP33 Land at Firs Stables, Woodside Lane,	0.8 ha	27 dwellings	Moderate/high
BrP35 Bell Bar Pet Farm, Bell Lane & Aylmer motorworks, Great North Road,	0.6 ha	15 dwellings	Moderate/low
BrP5 Land west of Brookmans Park	11.5 ha	290 dwellings	Very high
BrP6 Land west of Bluebridge Road, Brookmans Park	12.1 ha	210 dwellings	High
BrP9 Friday Grove, north of Hawkshead Road, Brookmans Park;	7.6 ha	190 dwellings	High
BrP9a Friday Grove, east of Bluebridge Road, Brookmans Park	2.0 ha	50 dwellings	High
BrP10 Raybrook Farm, Bluebridge Road Brookmans Park	4.02 ha	120 dwellings	High
BrP12 Land north of Peplins Way, Brookmans Park	12.2ha	125 dwellings, 80 bed care home, scout hut	Moderate/high
BrP12a Land north of Peplins Way, Brookmans Park	8.4 ha;	87 dwellings, 80 bed care home, scout hut	Moderate/high
BrP14a Land east of Golf Club Road, Brookmans Park	0.85ha	Not declared	Moderate/low
BrP31a 68 Georges Wood Road and land to the rear of 70 Georges Wood Road, Brookmans Park	0.5ha	Not declared	Moderate/low
BrP32 Land west of Queenswood School, Brookmans Park	19.06 ha	450 dwellings	High
BrP34 Brookmans Park Transmitting Station, Brookmans Park	23.84 ha	220-225 dwellings, elderly care home (2,450m2), commercial hub (6,550 m2), plus retained buildings	Moderate/high
BrP36 Land at Brookmans Park Golf Club, Golf Club Road, Brookmans Park	2.40 ha	23 dwellings	Moderate/high
BrP37 Brookmans Park Reservoir and water tower, Kentish Lane, Brookmans Park	2.6ha	employment use	Not assessed
RS3 Land North of Queenswood School, Shepherds Way, Brookmans Park	13.57 ha	300 dwellings	High harm
RS4 Land at Ramsey Close, Brookmans Park	0.52ha	10 dwellings	High harm
RS5 North Mymms Water Treatment Site, Warrengate Road, Brookmans Park	2.17 ha	Employment purpose	Not assessed
BrP17 Land east of Swanland Road & west of Warrengate Road	1.25 ha	Not declared	Not assessed

