

Sites in Welham Green and South Hatfield

There are 13 sites in Welham Green and adjacent South Hatfield being put forward for development of some 650 dwellings, a primary school land for employment purposes and a car park.

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 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. The site would not provide a secure boundary against future encroachment into the Green Belt.
- 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](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.greenbelt.society.org.uk

Promoted Site	Area	Number of dwellings	Green Belt Harm
WeG1 Units 1-3, 51 Welham Manor, Welham Green	0.4 ha	18 dwellings	Low harm
WeG3 Land south of Welham Manor, Welham Green	2.1ha	45 dwellings	Moderate/low harm
WeG3a Land south of Welham Manor and west of Station Road, Welham Green	2.7 ha	74 dwellings	Moderate/low harm
WeG6 Skimpans Farm, Bulls Lane, Welham Green	4.1 ha	75 dwellings	Moderate/high harm
WeG10 Land at Dixons Hill Road, Welham Green	4.0 ha	120 dwellings	Moderate harm
WeG11 Land at Marshmoor Lane, Welham Green	0.46 ha	14 dwellings	Moderate/ low harm
WeG12 Land north of Pooleys Lane, Welham Green	4.8 ha	79 - 140 dwellings	Moderate harm
WeG15 Land at Potterells Farm, Station Road, Welham Green	7.5 ha	140 dwellings	Moderate/high harm
WeG17 Land south of Dixons Hill Road, Welham Green	2.1 ha	2 FE Primary Schoo	High harm
WeG19 Land to the side of 'Cravenia', Great North Road, Welham Green	0.16 ha	Not declared	Moderate/low harm
WeG20 St Mary's Church Primary School, 91 Dellsome Lane	0.97 ha	20 dwellings	Moderate/high
Hat20 Angerland Common (south), Hatfield	8.46 ha	non-residential	High harm
Hat21 Land at Angerland Common (north), Hatfield	5 ha	carpark	High/moderate to high harm