



# North Mymms District

## GREEN BELT SOCIETY

### **NEWSLETTER JANUARY (No. 2) 2022**

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#### **Local Plan latest**

##### **Council votes for lower housing numbers**

- On Thursday 27<sup>th</sup> January a full Council meeting voted in favour of reducing the number of dwellings for the Local Plan from 15, 200 currently required by the Inspector to 13,279.
- The Council is to inform the Inspector. Depending on his response, there will be either a public consultation on the proposed changes to the current draft or the plan will be declared unsound and we shall be in new territory: most probably having to start again.
- This is a surprising change from the situation anticipated in our newsletter earlier this month when we expected the CPPP and the Cabinet to approve a list of sites which would meet the Inspector's requirement.
- But there has been a welcome, if belated, realization by our councillors that the target of 15,200 was simply too high and that meeting it would cause great damage to the character of the Borough and to the Green Belt. It is clear that, finally faced with a decision, our councillors have listened to their residents and pulled back – not as far as we would have liked as we argued for a figure around 10,000 dwellings when the

opportunity to review the figures was there in 2020; but it is a significant improvement - or will be if it actually happens.

- **Well done to all of you who made your feelings known.**

### **The Inspector's response?**

- In his correspondence with the Council the Inspector has been very clear that he expects the Council to come forward with sites which can deliver the full "objective need" (FAOHN) of 15,000 dwellings for the plan period.
- Given all the time that has already been spent on the examination of the Plan and particularly the work and hearings that went into the Inspector's decision on the 15,200 the likelihood that he will agree to engage on a smaller number is small. It will be (another) surprise if he does not simply declare the plan "unsound". His response can be expected fairly soon. We'll let you know what happens.

### **The Big Risk**

- If the plan is declared unsound the Council will need to start again. Meanwhile, in the absence of a plan the borough will be vulnerable to applications from developers which, though refused permission by the council, are approved on appeal by planning inspectors.
- This is what happened last year on the Roundhouse Farm Bullens Green application for up to 100 houses.
- All the many sites in North Mymms which have been considered for the plan, whether or not selected, are potentially vulnerable. There is already one such application for BrP1.

**Application for outline planning permission for 104 dwellings on site known as BrP1(Bell Lane, Bell Bar).**

- An application for outline planning permission for 104 dwellings has been made to the council in respect of BrP1 at Bell Bar. The application outline can be found [here](#).
- The site is not included in the Council's latest proposals because the Inspector concluded that the site was not a particularly sustainable site for new residential development.
- The Society will be objecting to this application and urges you to do the same. The deadline for comment is 15<sup>th</sup> February.

## **Society AGM**

- Now that covid restrictions on meetings have been relaxed we shall hold our adjourned AGM for 2021 and our meeting for 2022 as soon as possible once we see the Inspector's response. Notification will be sent out with our "traditional" green newsletter to all houses in the parish.
- If you are able to help deliver these, please contact the secretary with your details at [secretary@northmymmsgreenbelt.org.uk](mailto:secretary@northmymmsgreenbelt.org.uk).

**We shall continue with the fight to protect the Green Belt but so far we are not winning! We need your help so please let us have your 2022 membership subscriptions through our website [here](#).**

**Do share this newsletter with your friends and neighbours and encourage them to join.**