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BrP12: Bradmore Way/Peplins Way

A planning application has been lodged by Aurora Properties for outline permission to build 125 houses plus a 60-person care home and a new scout hut on the field behind Bradmore Way and Peplins Way. This site has been put forward for development previously within the context of the Local Plan as BrP12; it is not currently included in the Council's recommendations.

This is an attempt to get round the Local Plan process.

You can see the details here:

<http://planning.welhat.gov.uk/Planning/Display/6/2022/1097/OUTLINE>

This is a new and separate application from the Local Plan consideration and needs a response before the closing date of Tuesday 15th June.

Many of you have sent in objections to this site previously. It is important that you repeat the process. Please send in an objection again and encourage your friends and neighbours to do the same.

You can use the same arguments that you used before.

Essentially:

- The site is within the Green Belt; development is contrary to national planning policy.
- The site itself is open countryside, attractive in itself as well as providing an important gap between the settlements of Brookmans Park and Welham Green.
- The development would place unwarranted pressure on local services particularly schools and medical services.
- The access to the site is through a single narrow, residential road which is already over-congested.

A new website bpplanning.co.uk has been set up by a local action group to provide more detailed information about points of objection.

It is more important that you lodge an objection than that you worry about the fine detail. Use the Council's website if you can but otherwise email.

Objections and comments must be lodged by 5.00pm on Tuesday 15th June.

1. Copy your objections to our local councillors so that they can know the weight of local feeling. Their addresses are: stephen.boulton@welhat.gov.uk, rebecca.lass@welhat.gov.uk, jonathan.boulton@welhat.gov.uk.
2. Send a copy also to our MP Grant Shapps - shappsg@parliament.uk or grant@shapps.com
3. If you can, write to MP Grant Shapps separately to tell him of your support for the Green Belt locally. Ask him to support our local authority in its efforts to protect the Green Belt from unrealistic development targets set by central government and applied by the Planning Inspectorate.

The Society will be making a detailed objection, but it is important that we have your support. **Please don't leave this to others. Make your objections count.**

The Local Plan

We have been writing about this forever but maybe, just maybe, the end game is in sight.

The council has been in correspondence with the Inspector about the overall target number of dwellings to be included within the Plan and whether the council can adopt an initial period of just ten years with a review after the first five. Though sympathetic to the council's approach the inspector is insisting on the full 15,200 target for the whole plan period which means 9,400 dwellings in the first ten years. He has asked for the council's response on numbers and sites by 8th July so that the process of consultation on the changes proposed (so-called Major Modifications or MMs) can take place to allow the plan to be approved before the end of this year.

The Conservatives still have a majority in the council after the local elections so we might expect some continuity of policy but that is not a given.

The council have offered a target of 13,279 dwellings for the Plan period. There is no single published list of what sites are included to make up this number but, in our understanding, neither BrP12 nor BrP1 is included in this figure.

The council's Cabinet Planning and Parking Panel is due to meet on June 23rd. We may expect some kind of update then at least. However, because of a local bye-election, the election rules mean that consideration of the local plan is suspended for the moment. The inspector has been informed that, for this reason, his July 8th deadline will not be met.

Other Planning issues

- **BIFFA's** application to Herts County Council for permission to use their site in **Travellers Lane Welham Green**, for waste disposal transfer was granted by HCC Planning Committee on 28th April. Permission is subject to some 20 separate conditions.
- Outline planning approval has been granted by Welwyn Hatfield Council for 34 dwellings at **Osborn House Farm on Hawkshead Road Little Heath**. This site, LeH1 / HS25, had been put forward for inclusion in the Local Plan and approved by the Inspector. It is highly likely therefore that this site would have been developed anyway in the context of the Local Plan.
- The application for outline permission for 104 dwellings at **Upper Bell Lane (BrP1)** has not yet been determined.
- **Visiting Welwyn Garden City on 6th April, Prime Minister Boris Johnson** emphasised the importance of building on "brownfield" sites before turning to the Green Belt. He is quoted in the Welwyn Hatfield Times as saying *"There's plenty of good brownfield land to build on if you put in the right infrastructure."* While the emphasis on brownfield is welcome, it is not at all clear how in practice that will reduce the use of Green Belt land in Welwyn Hatfield; our councillors have already made it clear that there are not enough brownfield sites to accommodate the required housing target. It is disappointing therefore that the Prime Minister refused to back immediate changes to the very high housing targets in Hertfordshire.

Society News

- We were delighted to see so many members at our AGM on 30th March. A big thank you for coming and showing you support. The AGM papers are on the website; draft minutes will be uploaded in due course.

- We are delighted that our renewed membership is once more topping the thousand mark - a clear demonstration of the level of local concern to protect the Green Belt.
 - We are continually updating our list of member's email addresses but it is clear that not all our members "do" online. Please forward/share this newsletter with your friends and neighbours.
 - If you have any questions or concerns, please contact us via the various means shown in the header of this newsletter.
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