

Comments

Draft Local Plan Proposed Submission Document (30/08/16 to 24/10/16)

Comment by	Mr David Dawson
Comment ID	dlpps220
Response Date	06/10/16 14:18
Consultation Point	Policy SADM 32 Little Heath (View)
Status	Processed
Submission Type	Letter
Version	0.7
Files	David Dawson DLPPS redacted.pdf

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to sites allocated at Little Heath.

[David Dawson DLPPS redacted.pdf](#)

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Richard Scriven
Comment ID	dlpps219
Response Date	06/10/16 14:11
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Scriven Richard 06.10.16 REDACTED.txt

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS6 and SP24

[Scriven Richard 06.10.16 REDACTED.txt](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback No

form? (If submitting more than one comment, please complete the feedback form once only.)

How did you hear about this consultation?

Comment by	Mid Herts Footpath Society (Mr Brian Stokes)
Comment ID	dlpps221
Response Date	05/10/16 15:26
Consultation Point	Policy SADM 33 Cuffley (View)
Status	Processed
Submission Type	Letter
Version	0.5
Files	Mid Herts Footpath Society Stokes Brian DLPPS redacted.pdf

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to sites allocated at Cuffley.

[Mid Herts Footpath Society Stokes Brian DLPPS redacted.pdf](#)

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Nikki Shah
Comment ID	dlpps217
Response Date	05/10/16 13:58
Consultation Point	Policy SADM 32 Little Heath (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Shah Nikki 05.10.16 REDACTED.txt

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Object to development around Little Heath and Potters Bar. See attached

[Shah Nikki 05.10.16 REDACTED.txt](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mr Graham Crick
Comment ID dlpps201
Response Date 04/10/16 17:39
Consultation Point Policy SADM 33 Cuffley ([View](#))
Status Processed
Submission Type Letter
Version 0.3
Files [Crick Graham DLPPS201 Redacted.pdf](#)

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Detail in attachment.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to Policy SADM33.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

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. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Jean Morse
Comment ID	dlpps199
Response Date	04/10/16 15:16
Consultation Point	Policy SADM 32 Little Heath (View)
Status	Processed
Submission Type	Letter
Version	0.4
Files	Morse Jean DLPPS199 Redacted.pdf

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SADM32 - Little Heath.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mrs Angela Ewer
Comment ID dlpps214
Response Date 04/10/16 12:02
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Email
Version 0.4
Files [Ewer Angela 04.10.16 Response form REDACTED.pdf](#)

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Early and meaningful engagement has not been conducted. No cooperation with neighbouring authorities, public, voluntary and private sector organisation

[Ewer Angela 04.10.16 Response form REDACTED.pdf](#)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
 . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS6 and SP24

[Ewer Angela 04.10.16 Response form REDACTED.pdf](#)

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that

any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove SDS6 and SP24

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

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- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Newspaper
- . Community Group

Comment by	Mr Peter Ewer
Comment ID	dlpps213
Response Date	04/10/16 11:45
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Ewer Peter 04.10.16 Response form REDACTED.pdf

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Early and meaningful engagement has not been conducted. No cooperation with neighbouring authorities, public, voluntary and private sector organisation

Ewer Peter 04.10.16 Response form REDACTED.pdf

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS6 and SP24

Ewer Peter 04.10.16 Response form REDACTED.pdf

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Remove SDS6/SP24

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If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

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- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Newspaper
- . Community Group

Comment by Mr Stephen Beer

Comment ID dlpps211
Response Date 04/10/16 11:30
Consultation Point Policy SADM 30 Welham Green ([View](#))
Status Processed
Submission Type Email
Version 0.5
Files [Beer Stephen 04.10.16 REDACTED.txt](#)

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS7 and HS35

[Beer Stephen 04.10.16 REDACTED.txt](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mr Stephen Beer
Comment ID dlpps212
Response Date 04/10/16 11:30
Consultation Point Policy SP 23 Marshmoor Policy Area - SDS7 (WeG4b) and wider area ([View](#))
Status Processed
Submission Type Email

Version 0.4
Files [Beer Stephen 04.10.16 REDACTED.txt](#)

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS7

[Beer Stephen 04.10.16 REDACTED.txt](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Professor Brian Legg
Comment ID	dlpps175
Response Date	03/10/16 21:13
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Compliant with the Duty to Co-operate
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Establishing a completely new village should not be allowed without a clear demonstration that all other options including infill, development of brownfield sites and expansion adjacent to existing conurbations have been exhausted. This has not been done.

The new village does not satisfy sustainability criteria whereby housing should be as close as possible to existing services and so make those more cost effective. By its position the new village will also cause an unnecessarily large amount of car travel to and from shops, schools, swimming pools, sports centres etc. It will not be cost effective to provide all of these within a small village.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Many inhabitants will commute to London by rail: the new village is as far away from railway stations as it is possible to be.

A small new village cannot provide all the services needed including shops, schools, sporting venues so travel will be excessive.

Large new roads will be needed for access as travel down existing roads will be slow and dangerous - especially for any children cycling to secondary schools. Wider roads will occupy even more of the valuable green belt.

Green belt MUST be protected at all costs and used only as a very last resort.

Developments adjacent to existing towns and villages provide far better access for residents in the new houses, and also improve the economic viability of services in the existing towns. A small isolated development is wrong for every one.

Wildlife is already seriously endangered in Hertfordshire and this development will make that worse with more road traffic to kill birds, deer and other animals including hedgehogs.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove the Symondshyde development (HAT15) completely.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
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We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Word of mouth

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

Notify all those who have a legitimate interest. I understand that no-one in St Albans, Sandridge or Wheathampstead were involved in discussions before this proposal was approved, but the proposed Symondshyde development is more-or-less equidistant from these as from Hatfield and WGC. It is in the middle of an area of rare natural beauty ecological value that is enjoyed and valued by all those residents.

Comment by	Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID	dlpps174
Response Date	03/10/16 16:42
Consultation Point	Policy SP 1 Delivering Sustainable Development (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The statement that translates the NPPF concept of sustainable development into the local plan (4th bullet point) could be significantly improved regarding biodiversity and tally with other representations made by HMWT on this plan. The concept of no net loss and where possible net gain to biodiversity should be stressed throughout this document. It is definitive (through the application of the Biodiversity Impact Calculator) whereas the current phrase from this policy is much less clear;

' That the natural and heritage assets of the borough should be protected and enhanced and its natural resources used prudently .'

HMWT consider that this phrase is not specific enough in establishing the concept of measurable 'no net loss and where possible net gain' (NNLNG) to biodiversity. The concept of NNLNG should be directly referred to at this point and a new bullet point added to sit alongside this phrase - see adaptation below. It is entirely consistent with NPPF to do so. It makes it much more clear and effective as to what will be expected from development proposals as a result.

6

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Bullet point 4. add a new bullet point above the existing bullet point 4:

'That new development will result in measurable no net loss and where possible net gain to biodiversity'

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

See other HMWT representations

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
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. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID	dlpps171
Response Date	03/10/16 16:13
Consultation Point	Table 19 - Local Plan Policies, Indicators and Targets (View)
Status	Processed
Submission Type	Web
Version	0.5
Files	Guidance for the use of BIC
4	

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

In section 12, SADM 16, WHBC declare the intention that the Local Plan will ensure that 'Proposals will be expected to maintain, protect and wherever possible enhance biodiversity'. This statement is not deliverable - or monitorable - without an objective, quantifiable mechanism for assessing ecological change as the result of development.

HMWT representations on this LP have explained that the Biodiversity Impact Calculator is the most effective method of quantifying this objective and creating a meaningful statistic. It will provide actual figures in the form of ecological units, rather than subjective assessment, that will enable monitoring of whether WHBC is delivering this key policy. The calculator will be able to assess impact and provide a comparative post development figure enabling direct comparison with the pre development situation. This figure would all be a requirement of the planning process and so compilation of the information would not involve excessive time and resources for the authority.

At present the monitoring requirement for this policy is stated as:

' **Ongoing:** No losses of protected natural assets, **Ongoing:** No worsening in the condition of protected natural assets'

NPPF and this Local Plan seek that 'biodiversity' is conserved and enhanced resulting in no net loss and where possible net gain is achieved. The monitoring requirement for SADM 16 does not measure this, therefore it is not fit for purpose in assessing what it is required to do . The phrase 'no losses of protected natural assets' is meaningless unless 'natural assets' are defined and the measurement whereby loss will be measured is explained. Irrespective of this NPPF does not seek the conservation and enhancement of natural assets - it seeks the conservation and enhancement of biodiversity . It is worth reflecting that the conservation of biodiversity is one of the 3 key aims of NPPF which states:

'The purpose of the planning system is to contribute to the achievement of sustainable development.... There are three dimensions to sustainable development: economic, social and environmental . These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our naturalenvironment ; and, as part of this, helping to improve biodiversity , use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'

The adoption of the Biodiversity Impact Calculator as the tool to assess no net loss and net gain works both for delivering robust planning decisions and for effective and defensible monitoring. It is the opinion of HMWT that it provides the best solution to the problem of appropriate and effective monitoring of the performance of the Local Plan regarding biodiversity. Through its adoption, WHBC will be able to quickly and easily see if development is resulting in net gain to biodiversity - which is its stated objective. Therefore it is recommended that it is explicitly referred to as the method by which this aim will be monitored.

Guidance for the use of BIC

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

SADM 16 Ecology and Landscape EN2

The cumulative total of all Biodiversity Impact Calculator assessments will show a net positive ecological unit score per annum

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

The adoption of the BIC is considered to be a fundamental requirement for delivering a meaningful ecological monitoring regime. The current stated method of measuring net gains in biodiversity referred to above is not effective and not the best option available. For a monitoring scheme to be functional it should be SMART, i.e.

- 1 *Specific* – targeted at a specific area.
- 2 *Measurable* – capable of quantifying indicators of progress.

- 3 *Assignable* – able to specify who will do it.
 - 4 *Realistic* – be achievable given the available resources.
 - 5 *Time-related* – able to specify when the result(s) can be achieved.
- The use of the BIC is entirely compatible with SMART principles.

9

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- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID	dlpps166
Response Date	03/10/16 14:25
Consultation Point	Policy SADM 16 Ecology and Landscape (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This policy contains no mention of protected species. It is very important that applicants understand when they will be required to submit appropriate ecological surveys, e.g. bat surveys. Suitable guidance is provided in ODPM Circular 06/05 which states:

' It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision...However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted.'

Therefore a clause should be inserted into this policy to explain when survey will be required. A suitable clause is suggested below.

6

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Insert a specific policy on requirements for survey on protected species after point iii)

Where there is a reasonable likelihood of the presence of protected species, appropriate surveys by suitably qualified individuals to nationally accepted standards will be required to show how the proposals can proceed without negative impacting on their populations. Mitigation or compensation measures must be definitively stated and illustrated on plans.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

HMWT would welcome the opportunity to explain how this policy contributes to the effectiveness of the plan.

9

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- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID	dlpps165
Response Date	03/10/16 14:03
Consultation Point	Policy SADM 16 Ecology and Landscape (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

More definitive guidance should be given on sound principles of development on features of ecological significance, both existing and designed. Priority habitats should be retained and buffered wherever possible in new development. Stipulating a minimum width of buffer will avoid confusion and dispute during the planning process. Priority habitats and watercourses should be buffered by a minimum of 15m of complimentary habitat to protect their biodiversity and conserve their functionality as a movement corridor for wildlife. This distance should be explicitly stated in the local plan.

Lighting must not negatively impact on wildlife corridors. No more than 1 lux will be expected in areas designed to mitigate or compensate for ecological impacts. Wildlife corridors through and around development is required to should ensure development is permeable to wildlife. They must be of an appropriate size to be functional as movement corridors and as habitats in their own right.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Add after point iii) Wildlife corridors through and around development will be expected to ensure permeability to wildlife. Corridors should incorporate existing priority habitats which should be buffered by a suitable margin of complimentary habitat to protect their connective function. Priority habitats should be buffered by a minimum distance of 15m and free from light pollution.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

HMWT would welcome to justify our suggested additions to the LP to the inspector.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Jeremy Handley
Comment ID	dlpps163
Response Date	03/10/16 13:15
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

There are been no efective consultation with local residents over the HAT15 site in Local Plan policy SP24. In addition there has been no local consultation or adequate publicised of the plan by WHBC.

Local councils, including Wheathampstead Parish Council, Sandridge Parish Council and St Albans District Council have not been consulted about HAT15.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

JUSTIFIED

There is no justification or evidence for the Symondshyde site in Local Plan policy SP24. The local Plan strategy also does not justify this site. The Councils own study in October 2012 (SHLAA Phase 2) discounted any sites with these attributes ie undermine the Green Belt through coalescence, had poor access, were poorly served by existing services or would have an unacceptable impact on the local landscape. There is there NO justification for this site and Symondshyde should therefore be rejected as failing to meet these criteria.

WHBC have not provided any evidence to justify why this the Green Belt site should be used for this development.

CONSISTENT WITH NATIONAL POLICY

The HAT15 site at Symondshyde does not meet the with national policy (National Planning Policy Framework, NPPF) in numerous ways. This states "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations." In this case the need to provide housing in this location (rather than elsewhere, is NOT enough to outweigh the harm to the green belt including:

- 1 The site is adjacent to Symondshyde Great Wood and Hammond's Wood which is an ancient woodland. The woods are designated Local Wildlife Sites and are home to rare flora and fauna such as butterflies, skylarks, brown hares, yellowhammers, red kites, etc. No amount of 'mitigation' by the developer will protect these habitats. In fact mineral extraction, restoration and housing development will cause significant harm.
- 1 Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said "*We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries*". Welwyn and Hatfield are ignoring central government policy on Green Belt protection.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove policy SP24 and ensure that development at Symondshyde is NOT allowed.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Herts and Middlesex Wildlife Trust (Mr Matt Dodds)

Comment ID dlpps162

Response Date 03/10/16 13:09

Consultation Point Policy SADM 16 Ecology and Landscape ([View](#))

Status Processed

Submission Type Web

Version 0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

All the clauses in this policy are welcomed but are not definitive enough to be effective. If the mechanism by which impacts on these habitats (and all biodiversity) will be quantified is not defined it will be open to interpretation, subjective judgement, inconsistency, dispute and abuse. A mechanism to quantify impacts is fundamental to this policy being effective in delivering its intentions. How can biodiversity

be 'maintained, protected and enhanced' without a stipulated way to measure its value? The answer is that it can't, therefore the policy is not effective without it.

The most effective mechanism for measuring biodiversity impacts is the DEFRA and NE derived metric contained in the Biodiversity Impact Calculator (Environment Bank 2015). This should be explicitly referred to in the text as the mechanism by which ecological impacts on biodiversity will be assessed. All development should be expected to demonstrate a net positive ecological unit score to deliver real net gain. This should operate in conjunction with the mitigation hierarchy, but be employed to accurately judge 'how much is enough' in terms of mitigation and compensation measures. For 'no net loss' and 'net gain' to mean anything tangible they must be measurable - otherwise they become a matter of opinion (as currently happens now). This is not acceptable.

This policy completely fails to mention the value of biodiversity not found on designated sites or priority habitats. NPPF does not confine itself to protecting biodiversity on designated sites - it seeks to conserve and enhance all biodiversity leading to net gain in biodiversity. These sites make up a tiny proportion of the land area of the borough and support a similarly small proportion of the biodiversity of the borough. Granted they are the most important areas, but the majority of our biodiversity exists outside these habitats. This has not been adequately recognised in this document. It needs to state that all development will be expected to deliver no net loss and where possible net gain to biodiversity, commensurate with its impacts. The BIC measures biodiversity value in accordance with its comparative value. Habitats with higher value will score more than habitats of lower value and consequently require more or less compensation or mitigation as a consequence. It is the best vehicle for real and proportionate delivery of net gain to all biodiversity as required by NPPF. Explicit reference to this system is required to ensure appropriate consideration of biodiversity contained outside of designated sites. This is consistent with the explanatory text 12.52 which purports to encourage net gain to biodiversity (not just in designated sites). If this statement is to be applied to development it must be reflected in meaningful and effective policy.

This policy also fails to encourage the incorporation of biodiversity into development. NPPF states that:

' opportunities to incorporate biodiversity in and around developments should be encouraged '

A specific policy should be added to indicate that this will be encouraged and to offer examples of what will be expected.

Ecological gain can be maximised by utilising appropriate native species and vegetation communities in appropriate situations. Public Open Green Space should always use native trees species. Using non native or inappropriate species fails to maximise ecological gain and can also contribute to the contamination of the natural environment with aggressive competitive species - e.g. Sycamore or Norway Maple.

It is suggested that the policy be altered as set out below to reflect the arguments put forward above;

Ecological Assets

- 1 *Proposals will be expected to maintain, protect and wherever possible enhance biodiversity, the structure and function of ecological networks and the ecological status of water bodies. **The impacts of development will be quantified by applying the Biodiversity Impact Calculator (Environment Bank 2015 or as amended). Development should result in a neutral or net positive ecological unit score.***
- 2 *Proposals that would result in :*
 - 1 *Net loss or harm to International sites, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves or other statutorily protect features or species, will be refused unless:*
 - 1 the mitigation hierarchy has been followed, to firstly avoid, reduce and remediate direct and indirect adverse impacts before considering compensation; and
 - 2 imperative reasons of overriding public interest can be demonstrated.
 - 1 *Net loss or harm to Ancient Woodland, veteran trees, chalk river habitats or habitats or species of national principal importance, will be refused unless:*
 - 1 the mitigation hierarchy has been followed, to firstly avoid, reduce and remediate direct and indirect adverse impacts before considering compensation; and
 - 2 the need for, and benefits of, the development significantly outweigh the loss or harm.

- 1 *Net loss or harm to Local Wildlife Sites, other habitats, species and ecological assets of local importance, including ecological networks, woodland, orchards, protected trees and hedgerows and allotments, will be refused unless:*
- 2 **Net loss or harm to biodiversity occurring on non designated sites unless**
 - 1 **the mitigation hierarchy has been fully implemented to avoid, reduce and remediate and compensate direct and indirect adverse impacts; and**
 - 2 **the need for, and benefits of, the development outweigh the loss or harm.**
- 1 the mitigation hierarchy has been fully implemented to avoid, reduce and remediate and compensate direct and indirect adverse impacts; and
- 2 the need for, and benefits of, the development outweigh the loss or harm.
- 1 *Where compensation is required to make development acceptable within ii) above, necessary financial and/or other provision will be required to deliver and maintain ecological and biodiversity objectives over appropriate time scales to **offset the ecological impact of the development.***
- 2 **Opportunities to incorporate biodiversity into and around development, e.g. integrated bat and bird boxes, will be expected in appropriate situations.**
- 3 **Native planting schemes utilising appropriate species and vegetation communities will be required in public open green space.**

Landscape

Proposals will be expected to help conserve and enhance the borough's natural and historic landscape and sit comfortably within the wider landscape setting.

Proposals will be assessed for their impact on landscape features to ensure that they conserve or improve the prevailing landscape quality, character and condition. Proposals should take full account of the relevant Landscape Character Assessment and adopt the strategy and guidelines for managing change set out therein. Regard should also be had to relevant advice contained within the Hertfordshire Historic Environment Record.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

The effectiveness of the plan in delivering tangible net gain to biodiversity depends on the system by which this is measured. It is the contention of HMWT that the BIC is the most appropriate and effective mechanism for ensuring the aims of NPPF and WHBC towards biodiversity are translated into the LP.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID	dlpps161
Response Date	03/10/16 11:16
Consultation Point	Ecology and Landscape (View)
Status	Processed
Submission Type	Web
Version	0.5
Files	Guidance and justification for use of the Biodiversity Impact Calculator The Biodiversity Impact Calculator

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

12.16 again refers to compensation being off site. This reference should be removed to avoid confusion (see amended statement below). This whole clause could be substantially improved with better wording. Monitoring is indeed essential to assess the effectiveness of ecological mitigation or compensation measures - and it is required by the Local Plan process. In order for monitoring to be meaningful, an objective measure of biodiversity value before and after development must be stipulated. In the same way that the CIEEM EclA standards are referenced in 12.17, a mechanism for measuring ecological impacts of development and therefore defining exactly how much ecological (habitat) mitigation or compensation is required should be stipulated. The CIEEM guidelines do not offer a way of meaningfully or measurably assess pre and post development impacts sufficient to determine no net loss or where possible net gain . They are a subjective mechanism not intended for this purpose. The Biodiversity Impact Calculator (Environment Bank 2015) uses a metric developed by DEFRA and NE to assess ecological impact. The methodology of an impact calculator is referenced in the CIEEM 2016 guidelines:

' The main requirement is to quantify losses (through effects) and gains (through offsets) using the same 'metric', for example hectares of habitat of a particular quality. Using an offset metric in this way provides for transparency of outcome and enables explicit demonstration of 'no net loss'..... An offset metric should be used to determine the equivalence of the compensatory provision in comparison with the impacts and effects.'

If it is the intention of WHBC to meaningfully deliver net gain to biodiversity via its local plan, this objective, measurable mechanism should be the foundation stone for the whole biodiversity policy. It

should be explicitly referred to and cross referenced through the document. It is an accepted (through planning inspectorate and secretary of state planning decisions) and most of all effective, transparent and fair policy that will deliver measurable and monitorable net gain. Without reference to the means by which net gain is to be determined there is no meaningful policy. What currently happens in planning decisions is non priority habitats are dismissed as being 'not significant' even though the majority of our biodiversity exists in these environments - and then no compensation is delivered. NPPF seeks to fairly consider all biodiversity in its core principle of no net loss and where possible net ecological gain, not just priority habitats and species. The starting point for the translation of this policy into this and other Local Plans should be the means by which net gain is determined, i.e. the BIC.

The Biodiversity Impact Calculator

Guidance and justification for use of the Biodiversity Impact Calculator

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

12.16 The use of mitigation and compensation measures should be considered in consultation with the Council's ecological and landscape officers and advisors. Compensation can be delivered by both on or off-site habitat creation or adaptation. Proposed mitigatory and compensatory measures should be informed by both qualitative and quantitative assessments of biodiversity and ecological impacts. Development will be expected to deliver no net loss and where possible net gain to biodiversity. The Biodiversity Impact Calculator (Environment Bank 2015 as amended) should be the mechanism by which pre and post development habitat impacts are assessed. This will ensure objective, measurable and consistent assessment of ecological impact, sufficient to achieve net gain and facilitate effective monitoring. In order to ensure that mitigation and compensation measures are successfully delivered and maintained, financial and other provisions will be sought, where appropriate and necessary, via the use of planning conditions, planning obligations and legal agreements. Mitigatory and compensatory measures should be supported by all necessary provisions that are required to ensure those measures achieve and maintain their conservation objectives for at least the first thirty years post-completion of the development, and whenever possible for the lifetime of the development.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

The concept of the Biodiversity Impact Calculator is fundamental to meaningful measurement of no net loss and where possible net gain. It needs to be explicitly referred to in the LP to ensure that it is effective in delivering its aims.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.)

No

How did you hear about this consultation?

Comment by	Dr Geoffrey Bateman
Comment ID	dlpps160
Response Date	03/10/16 09:25
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant?

No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

No consultation with local residents or with other local councils, and inadequate publicity.

5

Do you consider the Local Plan is sound?

No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Not justified, on the basis of the evidence, as an appropriate strategy. Choice of this site should have been rejected on the basis of WHBC's own study (SHLAA phase 2, 2012), requiring avoidance of

undermining green belt through coalescence or where there was poor access and existing services, or where there would be unacceptable effects on local landscape.

The plan would also clearly destroy productive and valuable agricultural land and severely compromise ancient and replanted woodland with diverse wildlife habitat and amenity/recreational value.

The proposal is not consistent with national policy regarding use of green belt, infrastructure, effects on wildlife and environment, pollution and carbon footprint and consultation issues.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove Local Plan Policy SP24 to achieve legal compliance and soundness.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	mrs Catherine Holmes
Comment ID	dlpps159
Response Date	02/10/16 21:02
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

. Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

There has been clear failure by WHBC to consult with local residents and local councils including Sandridge and Wheathampstead Parish Councils and St Albans District Council all of which would be affected by the proposed development. In addition there has been insufficient dissemination of information about this proposed development.

5

Do you consider the Local Plan is sound?

No

If no, is this because it is NOT: (see guidance notes for respondents)

. Justified

. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

In October 2012 WHBC conducted a study in order to identify potential sites for development. As part of this study WHBC discounted sites that would have a detrimental impact on the landscape, would undermine the Green Belt through the merging of developments, where there was a marked lack of infrastructure or with poor access. Using WHBC's own criteria Symondshyde would have been rejected by the Council which has given no justification of the inclusion of this as a viable site for development.

The loss of Symondshyde would have a detrimental effect on the diversity of wildlife in the county as well as leading to a dramatic increase in pollution. The location of this site can only be described as barmy as there are only narrow country lanes leading to it. Every single resident on this site would have to drive for every single daily requirement, eg shops, doctors etc etc. The roads are busy enough as it is without the increase in pollution and loss of air quality. The Green Belt is a precious commodity which serves a vital role in preventing urban sprawl and which must be protected at all costs. Development must be limited to brownfield sites or where there is existing infrastructure and there is logic to the development. The proposed development at Symondshyde is completely without logic. It is disingenuous to claim that the presence of existing farm buildings justifies the choice of this site as somehow not entirely green belt and therefore acceptable. There is absolutely no doubt that it would have a massive impact on the appearance of the surrounding countryside.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The change I consider necessary to make the drft Local Plan legally compliant and sound is the removal of Local Plan policy SP24.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing?

No, I do not wish to take part in the examination hearing

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Direct email/letter
- . Parish/Town Council

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

Whilst it is vital that local residents are able to access the draft Local Plan the consultation document itself is not easy to comment on at all.

Comment by	Mr Kim Irwin
Comment ID	dlpps158
Response Date	02/10/16 17:55
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

It is disingenuous not to have consultations in Sandridge, Wheathampstead and St Albans, which are a similar distance from the site as Welwyn. Publicity has not been provided in these areas. Meeting people on dog walks indicate that many users of the area are unaware of the pending destruction of the countryside.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I write to protest as strongly as I can and to oppose the development of the HAT15 site. To give you an idea of my strength of feeling about this development, this is the first time I have ever registered a complaint against any planning proposal. There are other sites in the vicinity that do not entail concreting over pristine fields and compromising ancient woodland.

I frequently walk my dogs in the area HAT15 proposes to turn into a housing estate. **On my walks I have discovered eight SINK HOLES within 300m of the proposed development site.** These are near a footpath and there may well be others further into the woods.

The HAT15 proposal will entail the loss of several pristine fields and the impairment of the adjacent ancient woodland. I know the area well and the OS maps show Symondshyde to be the hub of a network of footpaths all of which are dog friendly, except for one field that usually has sheep in it. Disused old farm lanes run through the ancient woodland, bounded by distinctively coppiced trees. These sunken lanes are unpaved and are usually overlooked by the casual viewer, however they were excellent for teaching my children to map read and to follow the terrain.

I am also concerned that the 1130 houses built in a green field with only a few local amenities will mean that all households will need one or two cars each, adding between 1500 and 2200 cars to the quiet local roads. Indeed such is the isolation of the site that there is a 1km gap between HAT15 and the nearest proposed conurbation at HAT1. The current quiet local roads will have to be expanded to cater for these vehicles, which will need to make 2, 4 or even 6 trips each day as people go about their business, shopping and/or social events. I presume that many of the houses will be small with small gardens, so with two cars per household then 1/3 of the site will have to be given over to parking – what a waste of pristine land that would be!

As a keen animal observer I have seen kites and buzzards nesting in the vicinity. One winter's morning I saw a herd of nine deer (5 stags and 4 does) in one of the fields that is to be concreted over.

I also think it is disingenuous not to have consultations in Sandridge, Wheathampstead and St Albans, which are a similar distance from the site as Welwyn.

I wish to object in the strongest terms possible to the HAT15 proposal. There are other sites in the vicinity that do not entail concreting over pristine fields and compromising ancient woodland. Symondshyde is the hub of a network of footpaths and its loss would curtail walking, running, cycling and horse riding.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

No amendments to SP24 or HAT15 would overcome the issues I have raised. Rejecting SP24 and HAT15 is the simplest and most effective way of making the draft local plan legally compliant and sound.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

To ensure my voice is heard and to answer any questions there maybe, especially with regard to the SINK HOLES.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Paul Sands
Comment ID	dlpps157
Response Date	02/10/16 17:48
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Adjacent councils, such as St Albans City & District Council were not consulted. The Local Plan has been inadequately publicised.

Contrary to core principles of policy, neither local residents nor those who enjoy recreational use of the HAT15 site were consulted.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

- 1 'The Local Plan contains no discussion of alternative sites in its consideration of proposal SP24 nor is there evidence of it being consistent with achieving sustainable development.
- 1 National policy is to develop ' Land with the least environmental or amenity value'. The HAT15 site is an extensive tract of attractive undulating countryside adjacent to ancient woodland and at the heart of which is a Grade II listed farmhouse. With its network of rights of way, it is much used and loved by walkers, cyclists and horse-riders alike for its unspoilt beauty. It is one of the few places in central Hertfordshire where one can enjoy countryside away from major roads and aircraft noise. This development will destroy the rural setting of Symondshyde Farmhouse New and wider roads will degrade the surrounding countryside.
- 1 The Local Plan evidences no exceptional circumstances sufficient to justify the development of prime green belt land..
- 1 The Green Belt exists to prevent urban sprawl'. The Local Plan says that coalescence 'can be avoided' but gives no reasoning. In fact, coalescence is highly likely as there will remain only a narrow strip of Green Belt land if this site is developed. This will hasten the coalescence of Hatfield and St Albans.
- 1 Development must have 'sustainable transport links' and makes the fullest possible use of public transport, walking and cycling'. Pedestrian access is not an option, nor is cycling for all but a tiny minority. There is no evidence of any regular and long-term public transport solution, so the development will be dependent on car journeys. This is compounded by the fact that retail, dining and other leisure and educational amenities on site will be minimal.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Miss Carolyn Hayward

Comment ID dlpps156

Response Date 02/10/16 17:29
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Web
Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Insufficient consultation of the local area and local businesses. Insufficient planning of how the local road infrastructure will manage with the additional lorries during the building phase of the new village, and the additional cars of residents of the new village.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Not justified to destroy greenbelt land (which includes ancient woodland) for the construction of a new village. Not consistent with national policy which should protect greenbelt land.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of this Policy SP24 as there is no justification to destroy this greenbelt land for the construction of a new village.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Anthony Bedford
Comment ID	dlpps155
Response Date	02/10/16 13:32
Consultation Point	23 Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Loss of Green Belt and existing boundary.

When consulted the local residents recognised the need for some development and agreed the proposed site between the school and Geo.V recreation ground was sound as it didnt effect the green belt boundary of the village.

The proposed development on the NW side of Northaw Road East is beyond the existing natural boundary and this ribbon therefore paves the way for further development outside of what was the existing natural boundary

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Keep any development within existing natural Green Belt boundaries

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Marilyn Levi
Comment ID	dlpps154
Response Date	02/10/16 13:28
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I do not think it is right to build more housing on Green Belt such as this area, because it is a beautiful part of the Hertfordshire countryside and should be preserved as such. The area is used by hikers, horse riders and visitors to the area for leisure. There is much wildlife there, birds, deer, foxes, badgers and other mammals. Their habitat would be destroyed if houses were built on this site.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Anthony Bedford
Comment ID	dlpps153
Response Date	02/10/16 13:06
Consultation Point	Policy SADM 33 Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.7

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

When consulted on the plan the local residents agreed that the proposed site between the school and GeoV recreation ground was sound as it didnt effect the natural green belt boundary of the village. However the proposed site on the NW side of Northow Road East is beyond the existing natural boundary and therefore this ribbon will encourage further development creep.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Keep any development within the existing Green Belt natural boundary

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Daphne Dean
Comment ID	dlpps152
Response Date	02/10/16 13:02
Consultation Point	Policy SP 23 Marshmoor Policy Area - SDS7 (WeG4b) and wider area (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

As a resident of Welham Green, I cherish the village aspect and feel that the development on Marshmoor would be a ribbon development along the A1000 which would remove the visual gap between Welham Green and Hatfield and lead to the loss of our feeling of community. Welham Green has one of the largest village industrial areas in the country but this is compensated for by the open aspects on the outskirts of the village. The loss of this piece of the Green Belt at Marshmoor (assessed as significant by the WelwynHatfield Borough Council) would destroy that openness at the eastern end of the village.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

This proposal to construct 80 dwellings and B1 Business Park should not go ahead

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. No
Have you found this consultation helpful?

What do you think we can do to improve our consultation?

I consider that the restrictions and requirements of the consultation are far too narrow and make it very difficult for people not conversant with planning regulations to respond.

Comment by	Mr Bernie Warmesley
Comment ID	dlpps151
Response Date	02/10/16 11:46
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme
. Prepared in accordance with the Statement of Community Involvement

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

My prime concern with this development is the effect that additional traffic will have on an already over loaded road network. As a driving instructor working in the greater St Albans area, I have noticed the weight of traffic increase expotentially over the last decade. I have had occassion to abandon lessons on several occasions due to virtual gridlock in St Albans. I regularly use Coleman Green Lane, Hammonds Lane, Symonshyde Lane, Woodcock Hill, and Brocket Road. The idea of these roads bearing the weight of building, then residents traffic for 1,130 new homes is laughable, if it weren't so frightening. The development is mis-concieved and plain stupid.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

Comment by Ms Christine Bain
Comment ID dlpps150
Response Date 02/10/16 11:23
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Web
Version 0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Inadequate publicity and consultation of wider community

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Significant detrimental effect on Green Belt and local landscape. Increased urban sprawl in rural area will lead to joining up of communities. Hatfield already visible on east of Coopers Green Lane. Does not need more building to west. Inadequate access and no services available in isolated site.

Loss of amenity to local residents for recreation (cycling, walking) and degradation of local landscape with detrimental impact on wildlife. Settlement not genuinely sustainable and will add to existing congestion on local minor roads which are inadequate

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Drop the plan

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Robina Durrant
Comment ID	dlpps210
Response Date	02/10/16 11:10
Consultation Point	Policy SADM 33 Cuffley (View)
Status	Processed
Submission Type	Email
Version	0.5
Files	Durrant Robina 02.10.16 REDACTED.txt Durrant Robina 02.10.16 Response form Part B.pdf

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

See attached

[Durrant Robina 02.10.16 REDACTED.txt](#)

[Durrant Robina 02.10.16 Response form Part B.pdf](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

I found the online system too difficult to manoeuvre and I wonder how many local residents will have been put off completing this exercise. It would be very sad if this is the case.

Comment by	Mr. Philip Harley Watkins
Comment ID	dlpps209
Response Date	02/10/16 11:03
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Watkins Philip 02.10.16 REDACTED.txt

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Failure to consult properly.

Watkins Philip 02.10.16 REDACTED.txt

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared
. Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS6 and SP24

Watkins Philip 02.10.16 REDACTED.txt

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Chris Ward
Comment ID	dlpps149
Response Date	02/10/16 09:13
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web

Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Adjacent councils have not been consulted about this proposal, and neighbours not advised or consulted.

As St Albans has found out, this aspect of their SLP has been criticised by inspector Mr Hoggar.

There should not be any difference of approach by Welwyn, Hatfields SLP inspector to this issue

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

It is unsound because of the obvious intrusion into the Green Belt, inadequate access, bounded by impotent natural habitat and extensive gravel workings.

It is also an insult to call it a "village", when what is proposed in a typical high density housing estate in the middle of nowhere.

Look what happened to the last Hatfield garden village.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Please remove SP24 from the plans

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mrs Christine Burrows
Comment ID dlpps148
Response Date 01/10/16 19:45
Consultation Point Policy SADM 33 Cuffley ([View](#))
Status Processed
Submission Type Web
Version 0.5

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared
. Justified
. Effective
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

NPPF - Greenbelt should only be built on in extreme circumstances.

NPPF - Development should be sustainable

Cuf 7 & 12 Have no natural boundaries to restrict future development.

Not enough consultation throughout the borough and neighbouring boroughs.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.)

No

How did you hear about this consultation?

Comment by	Mr Richard Stubbs
Comment ID	dlpps147
Response Date	01/10/16 19:28
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.7

4

Do you consider the draft Local Plan is legally compliant?

No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Local residents were not consulted, the plan has not been adequately publicised by WHBC, neighbouring local councils have not been adequately consulted.

5

Do you consider the Local Plan is sound?

No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The new village at Symondshyde SP24 proposes to unjustifiably build on green belt land and will not be sustainable as it will be: too small to support local shops and other amenities, have no secondary school, not near transport links, and will therefore generate enormous local traffic on inadequate local lanes. At least 2000 residents cars can be expected. Bus services are likely to be poor.

It will be immediately adjacent to historic ancient woodlands and and can only be damaging to the diverse wildlife and the tranquil atmosphere of this unique environment - a green lung surprising close to other urban areas.

The area is used as a through route by cyclists, walkers, horse riders - their access will be destroyed.

This part of the green belt forms an essential separation between St Albans, Hatfield & Wheathampstead.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove this development.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Marion Oxley
Comment ID	dlpps146
Response Date	01/10/16 17:21
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web

Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Nearby local councils, such as SADC and Wheathampstead Parish Council, have only been consulted at a very late stage. Site HAT15 was included in the Local Plan very late in the day and inadequate publicity and consultation has been given.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The proposed HAT15 is not a sustainable development as the NPPF requires. The surrounding roads are rural and, in places, single track. There is no public transport and residents would be reliant upon cars to get everywhere. The surrounding roads can already become gridlocked at peak times and more cars will only add to the problem and add significantly to pollution and greenhouse gases.

The NPPF states the need to protect ancient woodlands and special habitats. Hammond Wood is an ancient woodland. The proposed mineral extraction and increase in pollution will inevitably have an effect upon these special sites.

Site HAT15 is in the middle of high grade Green Belt land. The NPPF states that Green Belt should only be used for development under exceptional circumstances. Development should be added to existing settlements where possible and that is not the case on this site.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove site HAT15 from the Local Plan.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	dr john lawrence
Comment ID	dlpps145
Response Date	01/10/16 15:26
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.7

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The infrastructure in this area is already overloaded - see A1(M) , Harpenden along Lower Luton Rd to WGC, WGC to ST Albans etc.

Just how are another ca 1500 cars going to be handled along the current roads unless all are made dual carriageways and A1(M)

changed to min of 6 lanes??? School runs will add to the load in a few years time as well.

The transport issues need to be defined and solutions provided before palnning permission is finally granted

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	mr john graves
Comment ID	dlpps144
Response Date	01/10/16 14:06
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I can see no good reason to build in the middle of open land creating more traffic, and you will need to open up the lane which will be come another rat race road from Sandridge. There are no local schools or any form of infastructure to support the proposal and we have no used all other available areas that already have housing and have under utilized properties that could be used or converted.

Green belt should remain just that. This why it was designated green belt years ago to stop people doing just what you are proposing.

Get Brexit complete and we may have a few more spare porprties to put peple in.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group
. Other

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

Just involve the local people earlier

Comment by	Mrs Susan Bayne
Comment ID	dlpps143
Response Date	01/10/16 12:41
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web

Version 0.5

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

A large housing development in a rural green space, with poor access, is unacceptable. Such development would endanger the boundaries between Welwyn Hatfield, St Albans and Wheathampstead and put increased pressure on already busy roads and amenities. Simonshyde is well used by walkers, cyclists and riders as local Green Belt land and should remain so.

I am amazed that the proposal has so recently come to the wider attention of local people. Indeed, the suggestion of siting a 'new village' in the middle of nowhere is more than surprising.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	mrs cathi easter
Comment ID	dlpps142
Response Date	30/09/16 22:16
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web

Version 0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

In planning terms, there is a strong presumption against inappropriate development of the Green Belt. Housing at Symondshyde is an inappropriate development.

Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said *"We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries"*. Welwyn and Hatfield are ignoring central government policy on Green Belt protection.

This site (HAT15) creates an unrestricted settlement in the middle of high grade Green Belt. This would pose a significant risk of future coalescence of Hatfield into the new settlement and close the strategic gap between Wheathampstead, Hatfield and St Albans.

Welwyn Hatfield's own Green Belt review (by SKM Consultants) stated that Symondshyde makes a *"significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt"*. The findings have been ignored by Welwyn Hatfield Borough Council.

This area of Green Belt is largely unspoilt and is criss-crossed by an extensive network of rights of way offering local communities an almost infinite choice of walking, cycling and horse riding routes of varying lengths as well as access to nature. The area is quiet, offers views out over the Lea Valley with a variety of habitats and landscape features. These habitats and landscape features will be substantially degraded with a large, new settlement in its centre.

The roads around the site are mainly narrow rural lanes, single track with limited passing places. Development at Symondshyde would result in 2,000+ vehicles generated by households isolated from any larger shopping, leisure, community, health and employment facilities. Local roads are already gridlocked at peak times and with the addition of 1,130 houses at Symondshyde and 1,650 at HAT1 there is the potential for an additional 5000+ cars using local roads.

Government policy in the National Planning Policy Framework states that *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances"*. Those special circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt.

Although a bus service from Symondshyde to Hatfield is proposed as part of the plan (funded from S106 contributions) in the long term this would be unsustainable. A bus service would no longer exist between the two settlements, once the statutory period had ended.

The site would be very difficult for construction traffic to access. The surrounding roads, Coopers Green Lane, Cromer Hyde Lane are narrow rural lanes that would be irreparably damaged by construction activities.

The NPPF Framework states that a Core Principle is to *“contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value”*. [para 17] This proposal will harm the natural environment, cause immediate and long term harm to the Green Belt and will not reduce pollution.

The site is adjacent to Symondshyde Great Wood and Hammond's Wood which is an ancient woodland. The woods are designated Local Wildlife Sites and are home to rare flora and fauna such as butterflies, skylarks, brown hares, yellowhammers, red kites, etc. No amount of 'mitigation' by the developer will protect these habitats. In fact mineral extraction, restoration and housing development will cause significant harm.

The manor of Symondshyde was recorded in the Domesday Book of 1086 and these days contains areas of rare heathland and ancient woodland at Hammonds Wood.

The Government's Nation Planning Policy Framework is very clear on the need for protection of special habitats and ancient woodlands. In particular it states that *“ planning permission should be refused for development resulting in the loss or **deterioration** of irreplaceable habitats, including ancient woodland”*.

The Planning Policy Framework also states that councils must *“ identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason”*. Welwyn and Hatfield Borough Council are ignoring this government policy in relation to Symondshyde.

The proposed development is unsustainable in environmental terms. No public transport serves the area around the site, and by the Council's own admission, there is very little prospect of bus services to the site in the foreseeable future.

As a result, the development will generate massive pollution and greenhouses gas emissions, contrary to Government policy and to policies in the draft Local Plan for the protection and enhancement of environmental assets.

A further core principle is that any development should; *“actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”*. This development would not do that. Despite claims that bus services would be provided, Hertfordshire County Council has consistently cut services to rural communities and this settlement would rely on car usage for all major economic and social needs.

The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at a late stage in the process.

The National Planning Policy Framework specifically states that: *“ Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged”*. [para 155] Welwyn and Hatfield Borough Council have not done this, there has been no consultation with local people or councils and a late stage first and final consultation will begin on 30 th August 2016.

Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The removal of Local Plan policy SP24 will achieve this.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Ian Gilmour
Comment ID	dlpps141
Response Date	30/09/16 18:03
Consultation Point	Policy SADM 31 Brookmans Park (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This objection is in respect of HS21, formerly BrP13 and concerns the access to this small site to the west of Golf Club Road . I consider that the access road to this site is inadequate for a development of 14 dwellings . Moreover, additional traffic on Golf Club Road will increase the risks of accidents especially where it issues out at the crossroads of Brookmans Avenue , Mymms Drive and George's Wood Road.

As such , the justification for developing site HS21 is found wanting .

This site had previously been considered and rejected for this very reason. It was originally in the "less favourable" category. Welwyn Hatfield Borough Council saw fit to adjudicate and remove it from the list of potential sites. It has now reappeared . Yet the argument for its inclusion is no different and no stronger than before and I respectfully suggest that it be rejected once again for the same reasons.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Rejection and removal of HS21 from the plans .

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Paul Feetham
Comment ID	dlpps140
Response Date	30/09/16 17:54

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I would have expected to have been made aware of such a large scale development. There appears to have been a deliberate attempt not to widely publicise HAT15. Neither Sandridge Parish Council or St Albans District Council have made me aware of HAT15.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This plan is not justified as it will destroy wildlife habitats. We can't lecture other countries about preserving rain forest then concrete over our own green belt heritage.

It also seems at odds with the green belt protection which attracted us to live in this area in the first place.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of Local Plan policy SP24.

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Janette Aiken
Comment ID	dlpps139
Response Date	30/09/16 15:59
Consultation Point	Site allocations in Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The development of so many houses cannot be sustained by the infrastructure - roads, parking of cars using station, public transport - trains and buses, schools and doctors' surgeries. Our roads are already extremely overcrowded. We have had to abandon taking grandchildren to swimming club in Cheshunt as the traffic jams at around 5.30pm have caused us to arrive too late for the sessions, even though we've allowed 30-40mins for the journey.

The influx of so many extra people trying to get into London on the train during peak times and the extra cars that will be used to take them to the station (after they have parked them in residential roads) will be chaotic. The trains are already full to capacity and now they all go into Moorgate instead of Kings Cross we are unlikely to get extra carriages to help with extra people.

People in Cuffley will have to ferry their children to schools further away causing more road chaos as the local schools cannot accommodate all the children from Cuffley wanting to attend our nearest schools - Goffs, St Mary's and Chancellors.

Being an older resident I find it very worrying that I cannot make an appointment to see my doctor unless I am willing to wait anything from 3 days to a week. In case of emergencies our nearest hospital

is at least half an hour away and when the roads are at a stand-still, which will happen if we allow so many new houses, how long will it take an ambulance to get you to a hospital to save your life?

Allowing houses to be built in Northaw Road with no set boundaries will allow more and more houses to be built as we are quite aware that land for development is worth so much more than farm-land and the owners of the surrounding farm-land will be eager to sell at inflated prices. The countryside around Cuffley is beautiful and should be preserved. I, for one, appreciate being able to walk in the surrounding countryside and enjoy our open spaces, woodlands and park.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	MR PAUL MITCHELL
Comment ID	dlpps138
Response Date	30/09/16 15:34
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.7

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The proposal is on land designated as green belt. This was done to ensure, green land was maintained in the area, and this we do not want to lose. Green belt was so designated to stop exactly what is being proposed, therefore the plan should be turned down on all accounts.

Furthermore this green belt acts as a border between St Albans, Sandridge, Hatfield, Smallford, Wheathamstead and the recognition of Symondshyde as a stand alone hamlet, further loss of this vital green land will mean all these local places losing their individual identity and this can not be allowed to happen.

If we continue on this, what I consider illegal, practice all these areas will just become one common place, after centuries as towns and villages in their right. IT MUST REMAIN AS IT IS!

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Nothing should be considered apart from these plans being totally rejected.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Newspaper
- . Community Group
- . Website

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

I will wait and see if the wishes of all the people I know are carried out as requested.

Comment by	Miss Lauren SurrIDGE
Comment ID	dlpps137
Response Date	30/09/16 15:20
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.9

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I am from Wheathampstead and our local council was not consulted about HAT15.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Welwyn and Hatfield Borough Council have not given any justificatino on why this area will be released from the Green Belt. My family and i often walk up to the John Bunyan, leave this lovely countryside alone!!!!

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of Local Plan policy SP24 will achieve this.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID	dlpps136
Response Date	30/09/16 13:57
Consultation Point	Ecology and Landscape (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

12.15 Refers to compensation only being achieved off-site. This is not accurate. Compensation for biodiversity losses can be achieved on site if carefully designed and measured . Compensation for

biodiversity loss is replacement of one habitat with a habitat of equal or higher biodiversity value. It is not helpful to categorise it as only applying to off-site habitat creation. I suggest the statement is changed to read:

- 1 **Compensate:** This can be achieved via replacement habitat creation either on or off-site that help achieve an overall net gain in biodiversity or improvements to the structure and function of ecological networks in the wider area.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Change clause in 12.15 to:

- 1 **Compensate:** This can be achieved via replacement habitat creation either on or off-site that help achieve an overall net gain in biodiversity or improvements to the structure and function of ecological networks in the wider area.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID	dlpps135
Response Date	30/09/16 13:46
Consultation Point	Ecology and Landscape (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

12.14 The concept of net gain for biodiversity should run through the document in the interests of consistency and to ensure that it is clearly understood. The phrase ' The Council will encourage the use of expert ecological and landscape consultants in the preparation of proposals where appropriate so that the impact on natural assets and landscape is robustly dealt with.' should be reinforced with a reference to net gain. It should therefore be changed to:

'The Council will encourage the use of expert ecological and landscape consultants in the preparation of proposals where appropriate so that the impact on natural assets and landscape is robustly dealt with AND THAT MEASURABLE NET GAIN TO BIODIVERSITY IS ACHEIVED.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Change 12.14 to ' The Council will encourage the use of expert ecological and landscape consultants in the preparation of proposals where appropriate so that the impact on natural assets and landscape is robustly dealt with AND THAT MEASURABLE NET GAIN TO BIODIVERSITY IS ACHEIVED.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

To make the case for explicit reference to measurable net gain as explained in other representations.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID dlpps134
Response Date 30/09/16 13:33
Consultation Point Table 7 Statutorily protected designated assets of international, national and local status and importance within the borough ([View](#))
Status Processed
Submission Type Web
Version 0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Point 12.7 says that the Mimram is a nationally important resource. It is more accurate to say that it is an internationally important habitat. There are only 200 chalk streams in the world and 85% of them occur in England. I suggest the wording is changed to:

'The Mimram is one of only 200 chalk streams in the world and an internationally important habitat.'

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Herts and Middlesex Wildlife Trust (Mr Matt Dodds)
Comment ID	dlpps133
Response Date	30/09/16 13:13
Consultation Point	Policy SP 11 (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The aspirations of the policies in SP11 are not sufficiently definitive to deliver real, measurable (and monitorable) biodiversity gain. They allude to the requirement for gain but will be easily avoided unless more definition and clearer direction is included.

NPPF para 109 states that the planning system should: 'minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

It is important to understand that NPPF does not say that just 'ecological assets', whatever that means, will be conserved and enhanced. It talks in terms of biodiversity - that is all biodiversity, or biological diversity, not just that which occurs on designated sites or priority habitats (which I take ecological assets to mean). The vast majority of our biodiversity occurs on non designated sites and non priority habitats. It is this biodiversity that the planning system routinely fails - and it is this that policy SP11 should seek to provide more guidance on.

This policy would be far more consistent with NPPF if it made a definitive statement in this headline policy that development must deliver measurable net gain to biodiversity. A measurable gain policy will also enable a meaningful monitoring policy for biodiversity in the local plan, rather than one that seeks merely to retain the number of designated sites or priority habitats - as is currently the case. A stronger policy is entirely justified by NPPF and if WHBC are serious about conserving and enhancing the natural environment they should include a more effective and less ambiguous policy.

Suggested policy addition: DEVELOPMENT SHOULD DEMONSTRATE MEASURABLE NET GAIN TO BIODIVERSITY

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Suggested policy addition: DEVELOPMENT SHOULD DEMONSTRATE MEASURABLE NET GAIN TO BIODIVERSITY

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

The concept of net gain to all biodiversity - not just that which occurs on designated sites and in priority habitats - is one which is supported by NPPF. This principle is routinely ignored or avoided in the planning system due to a lack of definition in policy. It needs specific and definitive measures to address this failing. The suggested policy, and others which will be suggested later in the consultation, are designed to address this problem and ensure the delivery of net gain in the terms demanded by NPPF.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback No

form? (If submitting more than one comment, please complete the feedback form once only.)

How did you hear about this consultation?

Comment by	Mr Anthony Fowler
Comment ID	dlpps164
Response Date	29/09/16 14:00
Consultation Point	Policy SADM 31 Brookmans Park (View)
Status	Processed
Submission Type	Letter
Version	0.7
Files	Fowler Anthony DLPPS redacted.pdf

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to site HS21, HS22 and HS23

[Fowler Anthony DLPPS redacted.pdf](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Word of mouth
. Parish/Town Council
. Other

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

Comment by	Mr Michael Firmin
Comment ID	dlpps132
Response Date	29/09/16 13:40
Consultation Point	Policy SADM 31 Brookmans Park (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The Council has failed to consult in an even handed manner and failed to highlight the risk and harm and the consequences of development at Brp4 (HS22) on Water End. The Hamlet runs the risk of being overwhelmed by the proposed development of BrP4 which is being promoted by WHBC in preference to more suitable sites.

The allocation of BrP4 for development is against previous advice from the Council planning officers and independent consultants and evidence and documents are incomplete. There is no information available to the public regarding the major highway works necessary or the impact on the hamlet at Water End.

There is no evidence of meaningful cooperation with neighbouring authorities and there is not enough information in this regard for the public to assess whether the Council have carried out their duty of cooperation.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Council's planning officers have previously prepared detailed reports in 2012 and 2014 and have advised that BrP4 (HS22) is not considered suitable to take forward. They state that the area has a high sensitivity to change and a low capacity to accommodate new development. Previous assessments published by the Council have advised BrP4 (HS22) not to be suitable for development.

No protection in the local plan of rural roads. Bradmore Lane and Warrengate Road are both single track rural lanes. Traffic from BrP4 HS22 would have direct or indirect access to Bradmore Lane. This will be the most direct, the quickest and most convenient route from HS22 to the A1M, the M25, causing significant traffic to pass through Water End. The Council acknowledges at paragraph 21.4 of the submission Local Plan that "A secondary access using Bradmore Lane will be resisted as this would need to be widened and upgraded which would change its rural character". The impact of development at BrP4 (HS22) and the necessary highway upgrades would have a catastrophic effect on this rural location and the 5 Grade II listed buildings and existing dwellings. This is in contravention of the WHBC local plan 2005, **Policy RA28. "The Council.....will not permit developments which are expected to increase or change the type of traffic on rural roads where the road is poor in terms of width and condition or the increased traffic would have an adverse effect on the local environment etc.**

The whole of Water End is in Flood Zones 2, 3a and 3b. There are significant issues in relation to flood defences at Water End. None of these have been addressed by the Council.

Water End was not mentioned, at all, in the adopted Local Plan 2005 as a settlement of any description within the borough. It was entirely overlooked by the Council despite being a pretty hamlet of great charm and character with listed buildings and home to a unique SSSI. The failure by the Borough Council to acknowledge even the existence of Water End as a settlement during the site assessment and stage and past Regulation 18 consultation was repeated again in the present draft Local Plan when it was submitted to the Cabinet Housing and Planning Panel on 20 July 2016 and to Cabinet on 2 August 2016. The hamlet and residents of Water End have not been represented by the Parish or Borough Council and are repeatedly overlooked by the council in the draft Local Plan.

Housing Background Paper (Distribution Options) 2012; The Council's planning officers prepared a detailed report which considered locations throughout the borough for housing growth. In respect of HS22 (BrP4) the planning officers stated (page 35): "**The landowner sees expansion....to the west [of the East Coast Mainline Railway] as a logical extension to the village [Brookmans Park] . The area to the west would be separated from the rest of the village by the railway and only accessible via a narrow road over a bridge on a tight bend. The landscape in this area has been assessed as having a medium to high sensitivity to change and a low capacity to accommodate new development. Development to the west of the railway line would result in urban encroachment into the countryside and have a significant impact on openness. The area to the west of the railway line is not considered suitable to take forward as a village extension (BrP4)". [Note: the word " not " was underlined by the planning officers].**

In October 2012, the Council published its Strategic Housing Land Availability Assessment (SHLAA) where it assessed HS22 (BrP4) to be; "not suitable for development". In December 2014, the Council updated its SHLAA where HS22 (BrP4) again failed the "SHLAA Test" due to its high sensitivity and low capacity for development, the significant improvements required to the highway network, the upgrades necessary to road and rail links and the substantial cumulative impact on the Green Belt.

Despite finding HS22 (BrP4) to be unsuitable for development in 2012 and again in 2014, the Council does not consider or assess the harmful impact of HS22 (BrP4) on Water End or the SSSI (Swallow Holes). The council fails to consider all of the reasons why HS22 is unsuitable for development.

The allocation of HS22 is not a deliverable strategy. There are other reasonable alternatives. There are better sites in Brookmans Park which have been assessed by the council planning officers as being suitable, deliverable and sustainable locations. HS22(BrP4) is not deliverable without harm to the Green Belt and the break down of existing Green Belt boundaries (The East Coast Main line Railway). It is not compliant with the Settlement Strategy and it would cause great harm to Water End and the unique SSSI (Swallow Holes). Therefore, development at HS22 (BrP4) is not consistent with national policy.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

HS22 (BrP4) should be removed as an allocated site.

The Council should clearly investigate and state the impact on Bradmore Lane, Warrengate Road and Water End, including the impact on flood defenses, listed buildings and the rural nature of the area.

The Council should adopt more suitable, deliverable and sustainable sites in Brookmans Park.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I do not believe that the residents of Water End have been supported by the Council in this process or that the views of the residents have been fully heard. There are important issues that need to be examined by the inspector.

The decision by the Council not to consider more suitable sites and the potential for a conflict of interest from those supposedly representing the residents of Water End needs to be discussed.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Dr Carol Brazier

Comment ID dlpps131

Response Date 29/09/16 12:49

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The draft Local Plan is not legally compliant because most of the local population were only made aware of the proposed development in August 2016. contrary to the requirement to have early and meaningful engagement and collaboration with local residents and groups.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
 . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The proposed new village is not consistent with the requirement to be a sustainable development as:

- 1 it will introduce about 2000 extra cars into the area, increasing congestion on the already busy Coopers Green Lane and B651 from Sandridge to Wheathampstead and the very narrow Symondshyde Lane & Hammonds Lane
- 2 The village is too small to populate a primary school, so parents from outside the new village will drive their children to the new school, causing more load on the roads
- 3 There is no plan for a secondary school, so when children in the village reach 11, they will be transported, inevitably by car, to schools outside the village
- 4 The proposed shop is likely to be unviable due to the proximity of other villages, so residents will drive to Wheathampstead or Hatfield for their groceries
- 5 The new village is less than 2 miles from Wheathampstead, Sandridge & Hatfield Garden Village (which is also due for expansion), so in time these are likely to coalesce to form an urban conglomeration
- 6 The bus service is likely to cease once the initial subsidy period has expired
- 7 The village will be built on green-belt land and introduces the concept of a green corridor which appears to be a narrow ribbon of land which provides insufficient separation between urban areas

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Do not build a new village at Symondshyde (drop policy SP24 from Local Plan) but consider more development at Hatfield Garden Village where there is already some infrastructure.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Word of mouth

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

Publicise it earlier.

Comment by	Mrs jane Brook
Comment ID	dlpps130
Response Date	28/09/16 21:26
Consultation Point	23 Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Draft Local Pla is unsound because:

1. The number of dwellings seem to have been chosen arbitrarily without recourse to actual need in the Parish. Permitted development in the pipeline (conversion of offices to residential dwellings) will add a significant number over and above the figure in the Draft Local Plan.
2. The road and rail infrastructure will not support such a large number of dwellings. Traffic is already backed up at rush hour and school opening and closing times through Cuffley High Street and on Cattlegate Road and is often stationary. Further out, traffic from Northaw and Cuffley going into Potters Bar also backs up along the Causeway and Coopers Lane. When the M25 and A10 are congested the route through Cuffley and Northaw is used as a rat run adding to burden. Trains into London are at full capacity in the rush hour and further development will add to the number of commuters. Alternative means of transport are not easy, walking and cycling are difficult and dangerous along the busy main road which is heavily used by articulated lorries and the bus service is infrequent. Infrastructure changes are not in the gift of WelHat but are provided at County level.
3. Parking is at full capacity and will be exacerbated by the number of increased dwellings.
4. Development along Northaw Road East (Cuf12 and Cuf7) constitutes ribbon development and is not constrained to the north opening the way to further development in the future which will encroach into Greenbelt.
5. Secondary school capacity has not been considered with all the local secondary schools being currently oversubscribed. Again, provision of educational facilities is not in the gift of WelHat so it is difficult to see how this can be rectified
6. The village is on the boundary with Broxbourne in which a further 800 dwellings is proposed which will contribute further to the problems mentioned above. Northaw and Cuffley cannot be considered in isolation.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Cuf12 and Cuf7 should not be taken out of the Greenbelt

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Diane Small
Comment ID	dlpps129
Response Date	28/09/16 21:21
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The community engagement programme for this draft Local Plan has in my opinion been totally inadequate, without the required "early and meaningful engagement and collaboration" with local residents, community groups and councils. We were not engaged at early stages (National Policy Framework NPPF para155)and public awareness was only evident in August this year, with just six one day consultaion events.

The NPPF states that "Crucially, Local Plans should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations" - which has very clearly not been the case (I am a Parish Councillor in Wheathampstead, which is immediately adjacent to the proposed development). The site allocation of HAT15 Symondshyde was hurriedly approved on 13th July after a very short and totally inadequate consultation, which I was unaware of until after the event.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I strongly feel that the proposed large scale development of a new village at Symonshyde Farm (SP24) is not consistent with Local Plan policies or national policies on sustainable development. Whilst any development in the Green Belt inherently carries the risk of environmental harm, this one in particular would significantly damage an area of high quality which is widely used by myself and many other local residents from across the District and wider parts of Hertfordshire for quiet amenity, recreation, as a haven for wildlife, and to support good physical and mental health.

I am particularly concerned about the need to prevent urban sprawl between Hatfield, St Albans, and Wheathampstead. Green Belt land should only be developed if exceptional circumstances have been proved, and this is definitely not the case with Symonshyde. If housing is needed, it should be built out from existing settlements, not as an entirely new community in the middle of a sensitive area of Green Belt. There is no evidence of local support for this type of development and local residents were not consulted until the very last minute.

SP24 is, moreover, unsustainable, being totally reliant on personal car use to access shops, community, educational, and leisure facilities of any size. This will add congestion to the already crowded and overloaded local network, destroying the structure of the surrounding currently quiet lanes which are a prized amenity in this part of the Green Belt.

I strongly object to this unsustainable proposal, which will inflict irreparable harm to the Green Belt area immediately adjacent to my own community.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove SP24 entirely from the Local Plan.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Edward Hulme
Comment ID	dlpps128
Response Date	28/09/16 18:33

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I live in Sandridge, only a short cycle ride or walk from the proposed new village. However, I became aware of the mooted development not through a communication from the Parish Council, but by being offered a leaflet in St. Albans marketplace. The entire process seems to me to have lacked transparency and to be inconsistent with local democracy.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I believe that this development will eat into the green belt in a totally unacceptable way, planting what is in effect a new town in the middle of the rural triangle between Sandridge, Wheathampstead and Hatfield. It will lead to the suburbanisation of what is, at present, one of the few remaining genuinely tranquil areas in the local area. The countryside surrounding Symondshyde farm, to the East of Titnol's wood, has a timeless, rural quality, which would be destroyed for ever by this development. This is before taking into consideration the enormous increase in traffic which it would generate in the local lanes, to the detriment of cyclists and walkers, and the adverse impact of urbanisation on important wildlife in the adjacent woodlands. The word "Symondshyde" dates back to the Saxon era, and this gives some indication of the heritage that would be lost. This area provides an irreplaceable recreational "green lung" for residents of Hatfield and St Albans. The proposed development shows no consideration for the preservation of "England's green and pleasant land"

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of local plan policy SP24.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

Communicate more widely with people whose lives will be affected.

Comment by	Mr James Carpenter
Comment ID	dlpps208
Response Date	28/09/16 10:34
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Carpenter James 28.09.16 REDACTED.txt

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS6 and SP24

Carpenter James 28.09.16 REDACTED.txt

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Water End Residents Group (Mr Peter Miller)
Comment ID	dlpps127
Response Date	27/09/16 22:49
Consultation Point	Policy SP 7 Type and Mix of Housing (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

To be compliant with the NPPF, Policy SP7 Rural Exception Sites should only apply to areas with the lowest probability of flooding. .

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Policy SP7 with specific regard to Rural Exception Sites should be ammended to state that is only applicable to sites in Flood Zone 1.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Ms Mardell
Comment ID	dlpps126
Response Date	27/09/16 20:25
Consultation Point	Table 6 - Gypsy and Traveller Sites and pitch provision (View)
Status	Processed
Submission Type	Web
Version	0.7
Files	Consultation with the borough's Gypsy and Traveller community on the provision of additional pitches 2011 GTTSAA

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The council's 2011 Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment (GTTSAA) achieved a response rate to its fieldwork of 87% from the residents at Holwell, the largest permanent site in the borough. In the subsequent 2016 report, however, we see that the response rate dropped significantly since the majority of the residents on private sites refused to take part and those at Holwell fell from 34 to 9 respondents. Despite acknowledging such low feedback the report asserts that "a sufficient response rate was achieved". It's not clear what would constitute an insufficient response rate considering the latest results were practically negligible.

Page 4 of the council's Statement of Community Involvement (SCI) states that they will use "targeted methods for hard to reach groups" yet it is clear that whatever these methods they have not been effective since they have yielded little evidence of the traveller community's participation. How can these poor results demonstrate that the Plan has been positively prepared when the council has failed to adequately engage with this sector of the community?

Since the NPPF amended the definition of gypsies and travellers in 2015, requiring a certain level of nomadic lifestyle, it is not apparent from the limited collaboration with the gypsy and traveller community in 2016 how the need for current and future pitches has been objectively assessed. Indeed, doubt is expressed in the 2016 GTTSAA report as follows:

***7.10** There is no evidence from the 2016 needs assessment to demonstrate whether any of those households present would meet the national planning definition of Gypsies and Travellers.*

Yet we see the current plan for pitch provision little changed to reflect the new definition despite the 2011 report [page 42] describing Holwell as a "largely settled site", ie non-nomadic. In the 2011 report there were 29 pitches proposed for the period 2016/17 – 2025/26 versus 23 pitches for the 2017/2027 in the 2016 report, plus a further 19 pitches for the period 2027 – 2032.

In the 2009 Core Strategy "Consultation with the borough's Gypsy and Traveller community on the provision of additional pitches" (question 5, page 3) the majority of those successfully interviewed expressed a preference for locations away from new housing in favour of more rural locations yet we see sites proposed in the midst of existing and planned settled communities such as land at North West Hatfield (HAT1), North East WGC (SDS1/WGC4) and South East WGC (SDS2/WGC5). Meanwhile, no provision has ever been considered, or accepted, for the vastly more rural areas of Brookmans Park and Cuffley.

The 2016 report has failed to prove anything but the most minimal of stakeholder engagement and lacks any credible evidence base in support of its proposed numbers which both suggest that this Plan is neither justified nor meets current national policy.

Consultation with the borough's Gypsy and Traveller community on the provision of additional pitches

2011 GTTSAA

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that

any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Find effective methods of meaningful engagement with the target community. Present up to date evidence for the assessed needs based on relevant facts instead of assumptions. Reconsider the potentially divisive model proposed which will force distinct communities together (settled and non-settled residents living side by side in an urban setting).

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	mr steven vickers
Comment ID	dlpps125
Response Date	27/09/16 10:44
Consultation Point	Policy SADM 33 Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The proposed increase in residential accomodation by new build houses/flats in Cuffley is unsound and unjustified because:-

* the highway access routes through Cuffley are not sufficient to cope with the increased amount of vehicles which would be generated by the increase in housing. This is particularly true in the morning , at school leaving , and early evening . At present I have to organise my day if I want to travel around Cuffley to avoid these periods during week days when the traffic is always nose to tail in directions into and out of Cuffley.

* there are insufficient schools , parking areas , doctors surgerys , dental surgerys , to cope with the proposed increase in population and the plan makes no contingency proposals in this respect.

* the character of Cuffley as a semi rural greenbelt village will be altered and I see no good argument in the future , if the development were to proceed , against the infill of housing on land between Goffs Oak and Cuffley rendering their individual identities lost.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	St.Albans and District Friends of the Earth (Mrs Amanda Yorwerth)
Comment ID	dlpps124
Response Date	26/09/16 21:15
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web

Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

There was inadequate consultation.

SADC and Wheatamstead Councils were not consulted.

There was inadequate advertisement

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

It is not justified as the creation of Symondshyde Village would contravene WHBC's own criteria.

NPPF says that agricultural land should be protected.

NPPF says that Green Belt land should only be built on in extreme circumstances.

NPPF says that development should be sustainable - but building Symondshyde Village would create a dislocated community away from transport links and facilities.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove SP24

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

Website hard to log in to, unreasonably short time out, unhelpful site layout and submissions lost if not saved as drafts

Comment by	Mr Robert Stubbs
Comment ID	dlpps123
Response Date	26/09/16 16:38
Consultation Point	Policy SADM 33 Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.5

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared
. Justified
. Effective
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

SitesHS29 and HS30 constitute ribbon development along Northaw Road and this is contrary to the NPPF which does not support this type of development

Sites HS29 and HS30 do not have any natural boundaries to restrict future development in the greenbelt. This is contrary to the NPPF.

The Local Plan does not include any macro assessment of the local infrastructure's ability to take the proposed level of development. In particular in relation to roads and rail the local road network is already over its design capacity and the railway is constrained by available

local parking and line capacity. In relation to the road network being over capacity this is already documented and recognised in relation to recent local major planning applications from Metropolis and Land Improvements as well as the draft Broxbourne Plan. Cuffley station is the third busiest in

Welwyn Hatfield with the onsite car parking being full most days and standing room only on many rush hour trains.

The draft Broxbourne Plan is projecting 800+ additional houses which will create extra traffic through Cuffley as well as additional rail traffic. This has not been factored in to any infrastructure assessments and is beyond the capacity of the existing road and rail capacity.

The overall conclusion is that the proposals will not create a sustainable community

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Sites HS29 and HS 30 should remain as greenbelt unless and until there is an infrastructure plan that resolves the existing and future road and rail capacity problems

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Sarah Sundt
Comment ID	dlpps122
Response Date	26/09/16 16:30
Consultation Point	Figure 16 - Symondshyde Strategy Diagram (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant?	No
If no, is this because it is NOT: (see guidance notes for respondents)	. Prepared in accordance with the Local Development Scheme
5	
Do you consider the Local Plan is sound?	No
If no, is this because it is NOT: (see guidance notes for respondents)	. Effective
7	
If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing?	No, I do not wish to take part in the examination hearing
9	
Do you wish to be notified of any of the following:	. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.)	No
How did you hear about this consultation?	
<hr/>	
Comment by	Mr Paul Trimmer
Comment ID	dlpps121
Response Date	26/09/16 14:19
Consultation Point	Policy SADM 33 Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.5
4	
Do you consider the draft Local Plan is legally compliant?	No
If no, is this because it is NOT: (see guidance notes for respondents)	. Prepared in accordance with the Local Development Scheme . Prepared in accordance with the Statement of Community Involvement

. Consistent with the regulatory requirements for consultation

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The local infrastructure would not be able to support any new development of this scale in the area. As someone who used Cuffley station on a daily basis I witness the already significant strain on the roads, not to mention the unacceptable overcrowding on the trains. Additional population in the area will only exacerbate the situation making conditions intolerable. Pollution levels will rise, not to mention the additional stresses on schools, and healthcare provision. Building on greenbelt land should never be justified or allowed and is frankly disgraceful that this is being contemplated. This will have a negative impact on Cuffley village and the surrounding areas.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The plan should be completely rewritten, with no greenbelt land considered for development. Any additional building should be supported by significant investment into the surrounding infrastructure and facilities.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Dr Peter Woodhams

Comment ID dlpps120

Response Date 26/09/16 12:45

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The community engagement programme for this draft Local Plan has in my opinion been totally inadequate, without the required "early and meaningful engagement and collaboration" with local residents, community groups and councils. We were not engaged at early stages (National Policy Framework NPPF para155)and public awareness was only evident in August this year, with just six one day consultaion events.

The NPPF states that "Crucially, Local Plans should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations" - which has very clearly not been the case (I am a Parish Councillor in Wheathampstead, which is immediately adjacent to the proposed development). The site allocation of HAT15 Symondshyde was hurriedly approved on 13th July after a very short and totally inadequate consultation, which I was unaware of until after the event.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
 . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I strongly feel that the proposed large scale development of a new village at Symonshyde Farm (SP24) is not consistent with Local Plan policies or national policies on sustainable development. Whilst any development in the Green Belt inherently carries the risk of environmental harm, this one in particular would significantly damage an area of high quality which is widely used by myself and many other local residents from across the District and wider parts of Hertfordshire for quiet amenity, recreation, as a haven for wildlife, and to support good physical and mental health.

I am particularly concerned about the need to prevent urban sprawl between Hatfield, St Albans, and Wheathampstead. Green Belt land should only be developed if exceptional circumstances have been proved, and this is definitely not the case with Symondshyde. If housing is needed, it should be built out from existing settlements, not as an entirely new community in the middle of a sensitive area of Green Belt. There is no evidence of local support for this type of development and local residents were not consulted until the very last minute.

SP24 is, moreover, unsustainable, being totally reliant on personal car use to access shops, community, educational, and leisure facilities of any size. This will add congestion to the already crowded and overloaded local network, destroying the structure of the surrounding currently quiet lanes which are a prized amenity in this part of the Green Belt.

I strongly object to this unsustainable proposal, which will irreparable harm to the Green Belt area immediately adjacent to my own community.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove SP24 entirely from the Local Plan.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Stuart Cookson
Comment ID	dlpps119
Response Date	26/09/16 09:44
Consultation Point	Policy SADM 33 Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The proposed developments will have an adverse affect to the already over-subscribed infrastructure, namely;

1. Goffs Lane and parallel roads are already extremely busy at peak times. This small road takes articulated lorries, a surprising regular level of emergency vehicles, lorry-sized deliveries to the supermarkets. Road noise as very loud and road surface quality degrades quickly. Regular road works add to this misery and in extreme weather, the situation creates almost standstill traffic.

2. Cuffley station car park is close to full most of the time. Adding a volume of additional residents will only exacerbate.

3. Goffs Lane is already exceeding the volume and type of traffic designed for a village road. It is currently more akin to non-residential carriage way. Burton Lane is in exactly the same state with heavy-duty vehicles.

4. Access to the A10 and M25 are regularly backed-up with traffic queues. Additional residents and road users will not only suffer these delays but greater traffic = greater queues.

Secondary schools St. Marys and Goffs are both regularly over-subscribed. Capacity for additional residents is not thought through - and impact on infrastructure above.

The village has already provided a level of housing - I refer to the recent developments of flats at and near Cuffley station.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

An alternate, fit-for-purpose alternative to Goffs Lane for traffic.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr P Leopold
Comment ID	dlpps118
Response Date	26/09/16 09:11
Consultation Point	Policy SADM 33 Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.3

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The draft local plan is unsound as the area cannot support the quantity of housing development that has been considered. Cuffley and it surrounding areas are already at capacity and will not be able to sustain a massive influx of people and cars. Services for this proposed development are inadequate including provision for roads, schools, water drainage and sewage. Damage to the environment will be extensive and unrecoverable. THIS PLAN SHOULD NOT BE APPROVED.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Alex Brooker MRICS
Comment ID	dlpps117
Response Date	25/09/16 16:45
Consultation Point	A Housing and Employment Floorspace Trajectories (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The Council has failed to satisfy the Duty to Cooperate with any of its adjoining local authorities or the County Council. This is a statutory failure under Section 110 of the Localism Act 2011 and Section 33A of the Planning and Compulsory Purchase Act 2004.

The Council has failed to comply with National Policies and Guidance contained in the NPPF and PPG as required by Sections 19, 34 and 39 of the Planning and Compulsory Purchase Act 2004.

The Council is advancing a Local Plan through Regulation 19 consultation which it knows to be not sound. This is a waste of time and public funds and in contradiction to Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans (June 2016).

The Council's Risk Assessment (in its LDS) is not factually correct or realistic. The Risk Assessment is misleading Council Members and the public. This is in contradiction to Section 17 of the Planning and Compulsory Purchase Act 2004. The Local Plan will be found unsound and the planning officers are, or certainly should be, aware of that fact and should be reporting that risk to the Elected Members and the public without varnish.

Previous Regulation 18 consultation has been ill founded, incomplete and skewed to protect Brookmans Park from site allocations for new housing.

The submission Local Plan is not sound and does not meet the requirements of Section 20 of the Planning and Compulsory Purchase Act 2004 and should not therefore be submitted for Examination.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Council is under an obligation to advance a Local Plan which it considers to be sound (Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans). The Council is fully aware that its submission Local Plan is not sound.

The Council has an objectively assessed housing need of 707 new dwellings per annum. Over a 20 year plan period this would be 14,140 new dwellings.

Without explanation, the Council has moved the commencement of the Local Plan forward from 2011 to 2013. During 2011 and 2012 the Council only delivered 293 and 148 new dwellings respectively (AMR 2014/15), being a total of just 441 new dwellings in 2011/12 against a housing need of 1,414 (707 per annum). This is a shortfall of 973 new homes for that period, which the Council is ignoring in its submission Local Plan.

According to the Council's Annual Monitoring Report for 2014/15, the number of new dwellings delivered in the period 2013, 2014 and 2015 was 738 being an average of 246 per annum. If that average persists for the whole of the period between 2013 and 2018 (the first five years of the plan period), the Council will only deliver 1,230 new dwelling, a shortfall of 2,305 homes against its own housing trajectory.

When the shortfall in delivery for the period 2011 to 2018 is taken into account, the housing trajectory for 2018 until 2032 would be need to be 926 new dwellings per annum in order to recover the shortfall over the plan period.

Looking forward from 2018, the Council does not have a housing supply for the next five years, based on 707 new dwellings per annum, so the housing trajectory will continue to fall year on year until the end of 2022. The prospect of recovery from that position, within the last ten years of the plan period is wholly unrealistic.

Paragraph 14 of the NPPF requires a LPA to meet its objectively assessed housing need with sufficient flexibility to adapt to rapid change. Paragraph 47 makes clear that the purpose of the NPPF is to “*significantly boost the supply of housing*” and the OAN should be met in full , unless the Council can identify “*significant and demonstrable adverse impacts*” and paragraph 157 of NPPF requires a LPA to take account of longer term housing requirements beyond the plan period. The Welwyn Hatfield submission Local Plan fails to meet any of these objectives.

The Council has identified enough sites which are suitable, available and deliverable in its SHLAA (which it calls a HELLA). However, because some of these sites are in Brookmans Park, the most sustainable village in the borough, the Council has chosen to ignore those sites without any evidence to support “*significant or demonstrable adverse impacts*”.

The failure by Welwyn Hatfield Borough Council to allocate sustainable sites in suitable, available and deliverable locations throughout the borough and, in particular, in the large villages with a railway station, school(s), shops, services and facilities makes the submission Local Plan unsound.

The submission Local Plan does not comply with paragraph 182 of NPPF. It is not positively prepared, it is not justified, it is not effective and it is not consistent with national policy or legislation.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The Council should comply with its Duty to Cooperate and publish its Statement of Compliance on its Evidence Base and in the submission Local Plan. This should identify the strategic matters that need to be addressed, and then show that the parties have done all that they reasonably could have done in trying to resolve the issues through co-operation. It is important that such a statement details the outcomes of co-operation and is not simply a list or a statement of the consultation procedures adopted, as presently the case in paragraphs 2.38 to 2.42 of the submission Local Plan.

The Council should cease the present Regulation 19 consultation until the Duty to Co-operate has been met and the submission Local Plan is amended to include site allocations in sustainable locations, including the large villages, on sites which have been found suitable, available and deliverable and to meet the objectively assessed housing need, in full, as required by paragraphs 14 and 47 of the NPPF.

The submission of this draft Local Plan under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 would be in direct contradiction of Section 20 of the Planning and Compulsory Purchase Act 2004, paragraph 182 of the NPPF and Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans.

The present submission Local plan is so flawed that it is not reasonable to expect this public consultation to provide detailed amendments to the plan. The submission Local Plan is not sound and is beyond simple remedy.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

The Council has failed in its Duty to Co-operate, which is a statutory duty.

The submission Local Plan is not sound.

I require to be heard at the Examination on these vital statutory and procedural failings by Welwyn Hatfield Borough Council.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Alex Brooker MRICS
Comment ID	dlpps116
Response Date	25/09/16 16:42
Consultation Point	Policy SP 7 Type and Mix of Housing (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement

- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The Council has failed to satisfy the Duty to Cooperate with any of its adjoining local authorities or the County Council. This is a statutory failure under Section 110 of the Localism Act 2011 and Section 33A of the Planning and Compulsory Purchase Act 2004.

The Council has failed to comply with National Policies and Guidance contained in the NPPF and PPG as required by Sections 19, 34 and 39 of the Planning and Compulsory Purchase Act 2004.

The Council is advancing a Local Plan through Regulation 19 consultation which it knows to be not sound. This is a waste of time and public funds and in contradiction to Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans (June 2016).

The Council's Risk Assessment (in its LDS) is not factually correct or realistic. The Risk Assessment is misleading Council Members and the public. This is in contradiction to Section 17 of the Planning and Compulsory Purchase Act 2004. The Local Plan will be found unsound and the planning officers are, or certainly should be, aware of that fact and should be reporting that risk to the Elected Members and the public without varnish.

Previous Regulation 18 consultation has been ill founded, incomplete and skewed to protect Brookmans Park from site allocations for new housing.

The submission Local Plan is not sound and does not meet the requirements of Section 20 of the Planning and Compulsory Purchase Act 2004 and should not therefore be submitted for Examination.

The Council is treating Brookmans Park preferentially when compared to other parts of the borough. This appears to be for political, not planning, reasons. Elected Members (particularly the Leader of the Council and the Chair of the Cabinet Housing and Planning Panel) are required to act in the best interest of the whole community, not just the ward they represent.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Council is under an obligation to advance a Local Plan which it considers to be sound (Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans). The Council is fully aware that its submission Local Plan is not sound.

The Council has an objectively assessed housing need of 707 new dwellings per annum. Over a 20 year plan period this would be 14,140 new dwellings.

Without explanation, the Council has moved the commencement of the Local Plan forward from 2011 to 2013. During 2011 and 2012 the Council only delivered 293 and 148 new dwellings respectively (AMR 2014/15), being a total of just 441 new dwellings in 2011/12 against a housing need of 1,414 (707 per annum). This is a shortfall of 973 new homes for that period, which the Council is ignoring in its submission Local Plan.

According to the Council's Annual Monitoring Report for 2014/15, the number of new dwellings delivered in the period 2013, 2014 and 2015 was 738 being an average of 246 per annum. If that average persists for the whole of the period between 2013 and 2018 (the first five years of the plan period), the Council will only deliver 1,230 new dwelling, a shortfall of 2,305 homes against its own housing trajectory.

When the shortfall in delivery for the period 2011 to 2018 is taken into account, the housing trajectory for 2018 until 2032 would be need to be 926 new dwellings per annum in order to recover the shortfall over the plan period.

Looking forward from 2018, the Council does not have a housing supply for the next five years, based on 707 new dwellings per annum, so the housing trajectory will continue to fall year on year until the end of 2022. The prospect of recovery from that position, within the last ten years of the plan period is wholly unrealistic.

Paragraph 14 of the NPPF requires a LPA to meet its objectively assessed housing need with sufficient flexibility to adapt to rapid change. Paragraph 47 makes clear that the purpose of the NPPF is to “*significantly boost the supply of housing*” and the OAN should be met in full , unless the Council can identify “*significant and demonstrable adverse impacts*” and paragraph 157 of NPPF requires a LPA to take account of longer term housing requirements beyond the plan period. The Welwyn Hatfield submission Local Plan fails to meet any of these objectives.

The Council has identified enough sites which are suitable, available and deliverable in its SHLAA (which it calls a HELLA). However, because some of these sites are in Brookmans Park, the most sustainable village in the borough, the Council has chosen to ignore those sites without any evidence to support “*significant or demonstrable adverse impacts*”.

The failure by Welwyn Hatfield Borough Council to allocate sustainable sites in suitable, available and deliverable locations throughout the borough and, in particular, in the large villages with a railway station, school(s), shops, services and facilities makes the submission Local Plan unsound.

The submission Local Plan does not comply with paragraph 182 of NPPF. It is not positively prepared, it is not justified, it is not effective and it is not consistent with national policy or legislation.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The Council should comply with its Duty to Cooperate and publish its Statement of Compliance on its Evidence Base and in the submission Local Plan. This should identify the strategic matters that need to be addressed, and then show that the parties have done all that they reasonably could have done in trying to resolve the issues through co-operation. It is important that such a statement details the outcomes of co-operation and is not simply a list or a statement of the consultation procedures adopted, as presently the case in paragraphs 2.38 to 2.42 of the submission Local Plan.

The Council should cease the present Regulation 19 consultation until the Duty to Co-operate has been met and the submission Local Plan is amended to include site allocations in sustainable locations, including the large villages, on sites which have been found suitable, available and deliverable and to meet the objectively assessed housing need, in full, as required by paragraphs 14 and 47 of the NPPF.

The submission of this draft Local Plan under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 would be in direct contradiction of Section 20 of the Planning and Compulsory Purchase Act 2004, paragraph 182 of the NPPF and Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans.

The present submission Local plan is so flawed that it is not reasonable to expect this public consultation to provide detailed amendments to the plan. The submission Local Plan is not sound and is beyond simple remedy.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

The Council has failed in its Duty to Co-operate, which is a statutory duty.

The submission Local Plan is not sound.

I require to be heard at the Examination on these vital statutory and procedural failings by Welwyn Hatfield Borough Council.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Alex Brooker MRICS
Comment ID	dlpps114
Response Date	25/09/16 16:36
Consultation Point	Policy SP 2 Targets for Growth (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The Council has failed to satisfy the Duty to Cooperate with any of its adjoining local authorities or the County Council. This is a statutory failure under Section 110 of the Localism Act 2011 and Section 33A of the Planning and Compulsory Purchase Act 2004.

The Council has failed to comply with National Policies and Guidance contained in the NPPF and PPG as required by Sections 19, 34 and 39 of the Planning and Compulsory Purchase Act 2004.

The Council is advancing a Local Plan through Regulation 19 consultation which it knows to be not sound. This is a waste of time and public funds and in contradiction to Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans (June 2016).

The Council's Risk Assessment (in its LDS) is not factually correct or realistic. The Risk Assessment is misleading Council Members and the public. This is in contradiction to Section 17 of the Planning and Compulsory Purchase Act 2004. The Local Plan will be found unsound and the planning officers are, or certainly should be, aware of that fact and should be reporting that risk to the Elected Members and the public without varnish.

Previous Regulation 18 consultation has been ill founded, incomplete and skewed to protect Brookmans Park from site allocations for new housing.

The submission Local Plan is not sound and does not meet the requirements of Section 20 of the Planning and Compulsory Purchase Act 2004 and should not therefore be submitted for Examination.

The Council is treating Brookmans Park preferentially when compared to other parts of the borough. This appears to be for political, not planning, reasons. Elected Members (particularly the Leader of the Council and the Chair of the Cabinet Housing and Planning Panel) are required to act in the best interest of the whole community, not just the ward they represent.

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Do you consider the Local Plan is sound? No

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- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Council is under an obligation to advance a Local Plan which it considers to be sound (Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans). The Council is fully aware that its submission Local Plan is not sound.

The Council has an objectively assessed housing need of 707 new dwellings per annum. Over a 20 year plan period this would be 14,140 new dwellings.

Without explanation, the Council has moved the commencement of the Local Plan forward from 2011 to 2013. During 2011 and 2012 the Council only delivered 293 and 148 new dwellings respectively (AMR 2014/15), being a total of just 441 new dwellings in 2011/12 against a housing need of 1,414 (707 per annum). This is a shortfall of 973 new homes for that period, which the Council is ignoring in its submission Local Plan.

According to the Council's Annual Monitoring Report for 2014/15, the number of new dwellings delivered in the period 2013, 2014 and 2015 was 738 being an average of 246 per annum. If that average persists for the whole of the period between 2013 and 2018 (the first five years of the plan period), the Council will only deliver 1,230 new dwelling, a shortfall of 2,305 homes against its own housing trajectory.

When the shortfall in delivery for the period 2011 to 2018 is taken into account, the housing trajectory for 2018 until 2032 would be need to be 926 new dwellings per annum in order to recover the shortfall over the plan period.

Looking forward from 2018, the Council does not have a housing supply for the next five years, based on 707 new dwellings per annum, so the housing trajectory will continue to fall year on year until the end of 2022. The prospect of recovery from that position, within the last ten years of the plan period is wholly unrealistic.

Paragraph 14 of the NPPF requires a LPA to meet its objectively assessed housing need with sufficient flexibility to adapt to rapid change. Paragraph 47 makes clear that the purpose of the NPPF is to “*significantly boost the supply of housing*” and the OAN should be met in full, unless the Council can identify “*significant and demonstrable adverse impacts*” and paragraph 157 of NPPF requires a LPA

to take account of longer term housing requirements beyond the plan period. The Welwyn Hatfield submission Local Plan fails to meet any of these objectives.

The Council has identified enough sites which are suitable, available and deliverable in its SHLAA (which it calls a HELLA). However, because some of these sites are in Brookmans Park, the most sustainable village in the borough, the Council has chosen to ignore those sites without any evidence to support “ *significant or demonstrable adverse impacts*”.

The failure by Welwyn Hatfield Borough Council to allocate sustainable sites in suitable, available and deliverable locations throughout the borough and, in particular, in the large villages with a railway station, school(s), shops, services and facilities makes the submission Local Plan unsound.

The submission Local Plan does not comply with paragraph 182 of NPPF. It is not positively prepared, it is not justified, it is not effective and it is not consistent with national policy or legislation.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The Council should comply with its Duty to Cooperate and publish its Statement of Compliance on its Evidence Base and in the submission Local Plan. This should identify the strategic matters that need to be addressed, and then show that the parties have done all that they reasonably could have done in trying to resolve the issues through co-operation. It is important that such a statement details the outcomes of co-operation and is not simply a list or a statement of the consultation procedures adopted, as presently the case in paragraphs 2.38 to 2.42 of the submission Local Plan.

The Council should cease the present Regulation 19 consultation until the Duty to Co-operate has been met and the submission Local Plan is amended to include site allocations in sustainable locations, including the large villages, on sites which have been found suitable, available and deliverable and to meet the objectively assessed housing need, in full, as required by paragraphs 14 and 47 of the NPPF.

The submission of this draft Local Plan under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 would be in direct contradiction of Section 20 of the Planning and Compulsory Purchase Act 2004, paragraph 182 of the NPPF and Section 1 (Pre-Submission) paragraph 1.1, 1.2 and 1.3 of the Procedural Practice in the Examination of Local Plans.

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9

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We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Alex Brooker MRICS
Comment ID	dlpps113
Response Date	25/09/16 16:32
Consultation Point	Relationship to other plans and strategies (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

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How did you hear about this consultation?

Comment by	Mr Alex Brooker MRICS
Comment ID	dlpps112
Response Date	25/09/16 16:26
Consultation Point	1 Introduction (View)
Status	Processed

Submission Type Web

Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

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How did you hear about this consultation?

Comment by	Mr Louise Brecknell
Comment ID	dlpps111
Response Date	25/09/16 13:00
Consultation Point	24 New Village (View)

Status Processed

Submission Type Web

Version 0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Paragraph 17 of the NPPF states that it is a core principle of planning that it 'be genuinely plan-led, empowering local people to shape their surroundings'. Paragraph 157 states that 'critically...Local Plans should... be based on co-operation with neighbouring authorities'. However, neither local residents nor those who enjoy recreational use of the HAT15 site were consulted. Nor were a number of adjacent councils, such as St Albans City & District Council. The Local Plan has been inadequately publicised.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared
. Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

'Positively prepared' :

- 1 The NPPF requires (paragraph 182) that the Local Plan should be...consistent with achieving sustainable development. Proposal SP24 is not so consistent (see below).

'Justified' :

- 1 'The NPPF requires (paragraph 182) 'the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence'. The Local Plan contains no such evidence nor any discussion of alternative sites in its consideration of proposal SP24.'

'Consistent with national policy'

- 1 'The NPPF states in paragraph 109 that the planning system should 'contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes' and national policy is to 'protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'. Paragraph 110 requires that 'Plans should allocate land with the least environmental or amenity value'. Paragraph 112 elaborates: 'Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'. However, the HAT15 site is an extensive tract of attractive undulating countryside adjacent to ancient woodland and at the heart of which is a Grade II listed farmhouse. With its network of rights of way, it is much used and loved by walkers, cyclists and horse-riders alike for its unspoilt beauty. It is one of the few places in central Hertfordshire where one can enjoy countryside without the visual impairment of infrastructure such as major roads and pylons, and without noise pollution from such roads and from aircraft. Far from producing 'an enhancement of heritage assets' (!), as the Local Plan has it, this development will destroy the rural setting of Symondshyde Farmhouse, which is contrary to the policy considerations in paragraph 132 of the

NPPF. Further, the 'one or two' necessary access roads and 'measures to address impacts on Hammonds Lane (Symondshyde Lane) [and] Coopers Green Lane' - ie road-widening - will destroy the unspoilt rural character of much of the surrounding countryside. This is also inconsistent with paragraph 110 of the NPPF: 'In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.'

- 1 The NPPF states in paragraph 87 that only 'very special circumstances' justify 'inappropriate development' in the Green Belt. The Local Plan evidences no such 'exceptional circumstances'. Paragraph 89 of the NPPF states: 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt'. None of the exceptions set out in paragraph 89 is applicable.
- 1 The NPPF states in paragraph 79: 'The fundamental aim of Green Belt policy is to prevent urban sprawl'. It opposes development which would lead to the 'coalescence' of existing settlements. The Local Plan says that such coalescence 'can be avoided' but gives no reasoning for that perverse assertion. In fact, the opposite is true: coalescence is highly likely as there will remain only a narrow strip of Green Belt land (1 km once SDS5 HAT1 is developed, which can only be a matter of time) and it will no doubt be argued that the intervening strip of green belt is 'degraded' and hence appropriate for development. By such stealth is urban sprawl created. This proposal is therefore in breach of national policy and is a blueprint for guaranteed urban sprawl which is one of the last steps towards the coalescence of Hatfield and St Albans.
- 1 National policy requires development to be sustainable, key factors being 'sustainable transport links' and development 'that makes the fullest possible use of public transport , walking and cycling'. Pedestrian access is not an option, nor is cycling for all but a tiny minority. There is no evidence of any regular and long-term public transport solution, so the development would be close to 100% dependent on car journeys. This is compounded by the fact that retail on site will be minimal (the Plan disingenuously speaks of 'a small neighbourhood centre...to meet ...day-to-day retail needs' but the Justification more honestly refers to a single 'village shop') and leisure and recreational amenities limited to a 'community centre' and a playing-field! Therefore the requirement of paragraph 38 of the NPPF is not met: 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

9

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How did you hear about this consultation?

Comment by	Mr David Gardner
Comment ID	dlpps110
Response Date	25/09/16 11:40
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)

Status Processed

Submission Type Web

Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

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As a local resident in St Albans I believe that WHBC did not consult with other local councils including St Albans DC concerning this plan. If the details of this plan had been properly publicised then I would have expected my local council to have made me aware of the potential impacts. This has not happened.

Further, users of the HAT15 site in Local Plan policy SP24 have not been consulted about the plan. This is a severe failure of the planning process.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
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JUSTIFIED

WHBC have not provided any evidence based justification for release of this site from the Green Belt.

The facts of the matter are that this development would result in:

1. A major in-fill development between Hatfield and St Albans
2. A new village with poor access to major roads
3. Poor access to existing local services for the residents of the new village
4. A major deterioration in the quality of the environment and a reduction in wildlife leading a significant loss of amenity value
5. A n unacceptable impact on the local landscape.

The above factors have already been stated by WHDC in their study on land availability in October 2012 (SHLAA Phase 2) as being evidence of an site that is unsuitable for development

CONSISTENT WITH NATIONAL POLICY

GREEN BELT

- 1 In planning terms, there is a strong presumption against inappropriate development of the Green Belt. Housing at Symondshyde is an inappropriate development.
- 2 Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said *"We have been repeatedly*

clear that demand for housing alone will not change Green Belt boundaries". Welwyn and Hatfield are ignoring central government policy on Green Belt protection.

- 3 This site (HAT15) creates an unrestricted settlement in the middle of high grade Green Belt. This would pose a significant risk of future coalescence of Hatfield into the new settlement and close the strategic gap between Wheathampstead, Hatfield and St Albans.
- 4 Welwyn Hatfield's own Green Belt review (by SKM Consultants) stated that Symondshyde makes a "*significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt*". The findings have been ignored by Welwyn Hatfield Borough Council.
- 5 The site is isolated from any other urban development, being 1.3 kilometres (about a mile) from Hatfield Garden Village. If the HAT1 (SDS5) North West Hatfield site, which is also included in the draft Local Plan, is developed as proposed, the two sites will be approximately 1 kilometre apart.
- 6 This area of Green Belt is largely unspoilt and is criss-crossed by an extensive network of rights of way offering local communities an almost infinite choice of walking, cycling and horse riding routes of varying lengths as well as access to nature. The area is quiet, offers views out over the Lea Valley with a variety of habitats and landscape features. These habitats and landscape features will be substantially degraded with a large, new settlement in its centre.

INFRASTRUCTURE

- 1 The roads around the site are mainly narrow rural lanes, single track with limited passing places. Development at Symondshyde would result in 2,000+ vehicles generated by households isolated from any larger shopping, leisure, community, health and employment facilities. Local roads are already gridlocked at peak times and with the addition of 1,130 houses at Symondshyde and 1,650 at HAT1 there is the potential for an additional 5000+ cars using local roads.
- 2 Government policy in the National Planning Policy Framework states that "*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances*". Those special circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt.

WILDLIFE & ENVIRONMENT

- 1 This proposal will harm the natural environment, cause immediate and long term harm to the Green Belt and will not reduce pollution.
- 2 The site is adjacent to Symondshyde Great Wood and Hammond's Wood which is an ancient woodland. The woods are designated Local Wildlife Sites and are home to rare flora and fauna such as butterflies, skylarks, brown hares, yellowhammers, red kites, etc. No amount of 'mitigation' by the developer will protect these habitats. In fact mineral extraction, restoration and housing development will cause significant harm..
- 3 The Government's Nation Planning Policy Framework is very clear on the need for protection of special habitats and ancient woodlands. In particular it states that "*planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland*".
- 4 The Planning Policy Framework also states that councils must "*identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*". Welwyn and Hatfield Borough Council are ignoring this government policy in relation to Symondshyde.

POLLUTION & CARBON FOOTPRINT

- 1 The proposed development is unsustainable in environmental terms. No public transport serves the area around the site, and by the Council's own admission, there is very little prospect of bus services to the site in the foreseeable future.
- 2 As a result, the development will generate massive pollution and greenhouses gas emissions, contrary to Government policy and to policies in the draft Local Plan for the protection and enhancement of environmental assets.
- 3 A further core principle is that any development should; "*actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable*". This development would not do that. Despite claims that bus services would be provided, Hertfordshire County Council has

consistently cut services to rural communities and this settlement would rely on car usage for all major economic and social needs.

CONSULTATION

- 1 The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.
- 2 Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

I believe that removal of Local Plan policy SP24 will achieve legal compliance.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	SCANGB (Mr Barry Knichel)
Comment ID	dlpps108
Response Date	24/09/16 16:48
Consultation Point	Table 17 - Site specific considerations: Cuffley (View)
Status	Processed
Submission Type	Web
Version	0.7

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Loss of Green Belt boundary,

During the consultation process, residents were accepting of the proposals to build some 150 houses on Green belt as they recognised the need. At the same time they expressed their anxiety to allow further development at the north of Northaw Road Eats that would, in effect, double the size of the village.

The subsequent adjustments to the plan did exactly the opposite to what residents had spoken out against namely

- 1) The proposal to develop land along the north of Northaw Road East paves the way for the entire site to be developed as it removes the natural green belt boundary that exists today (and will continue to exist even after the development of the original 150 houses)
- 2) This 'ribbon' of development clearly violates NPPF guidelines that does not support removing land from the green belt in this way
- 3) Reversed the original assessment of this land as being 'less than favourable' for development due to its prominence in the green belt to one of 'reasonable alternative'. No explanation has been given why this assessment has been reversed

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove the ribbon of development and relocate it elsewhere

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

To represent the views of residents that were not taken in to account during the consultation process

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	SCANGB (Mr Barry Knichel)
Comment ID	dlpps109
Response Date	24/09/16 16:48
Consultation Point	1 Introduction (View)
Status	Processed
Submission Type	Web
Version	0.7

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Poor consultation and engagement with local people

Most residents accept there needs to be some green belt released to accommodate new homes, they accept that Cuffley is a lucrative site for developers but they wanted to be involved in this decision making process. They want to find some compromise that can deliver sustainable development. In effect they want no more than the NPPF sets out to do. No one expects this scale of development to be universally popular but prescribing it to residents regardless of all the consultation processes that preceded it, completely contradicts the reassurances that were made when the Local Plan Process began. There is almost a unanimous feeling among residents that the consultation process has been irrelevant and local involvement was tolerated then ignored.

Nonetheless there is still a commitment from everyone involved to seek a compromise that will meet necessary housing targets, create sustainable development and avoid the threat of over development

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will

need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Work with the community to find solutions.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

Represent the views of residents that have not been reflected in the Local Plan

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	SCANGB (Mr Barry Knichel)
Comment ID	dlpps107
Response Date	24/09/16 16:48
Consultation Point	Targets for Growth (View)
Status	Processed
Submission Type	Web
Version	0.5

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Retail growth

At a time when the government's own figures are showing a shrinking traditional retail high street, the council has prepared plans for substantial growth. Although the time horizon is suggested to be 10 years and recognises the need for constant review in a rapidly changing landscape, it still cannot be justified to continue with the same trajectory of growth even over a 10-year period. This target ignores (and indeed, completely contradicts) conventional expectations of retail growth and illustrates the fragility of growth targets with no contingency or risk assessment for error

Jobs growth

The base figures used to calculate the OAN include one major influence that has not been adequately addressed – the impact of the BAe site at Hatfield. Although this site began occupation in the early 2,000's the operations on site (mostly logistics) have expanded and matured through the intervening years and specifically large scale tenants like Ocado, DHL, Booker, Arla Foods, Yodel have grown quite significantly in the last 5 years. Indeed, warehousing of this nature is never designed to be at capacity from day 1 but is expected to mature and absorb growth over the years. Likewise, specific growth and consolidation issues in the likes of Booker, DHL and Ocado have contributed significant growth in volume and thus labour in warehousing and transportation. This has not been understood or acknowledged by the OAN figures. Likewise, the employment growth targets assume there will be more distribution and transportation in the borough but without having a labour market assessment to support this – companies will avoid siting a distribution centre in an area where there is a high density of competing operations due to labour availability. Specifically targeting and expecting logistics operations to move in to the borough without this assessment is extremely risky.

The development of the university has also introduced one-off growth figures that appear to have been assumed to continue over the life of the plan. This annual, perpetual growth seems to take no account of any established capacity - this is unrealistic

There have been a number of local relocations typically the move of the Tesco head office to Welwyn Garden City from Broxbourne. This has shown up in the assumptions of growth but appears to be taken as part of generic growth not a one-off

Although the entire OAN is expected to be evidenced based there are a number of key assumptions that have created a target that

- 1) Has a growth figure that is almost double the national average
- 2) Has assumed growth will be continual and perpetual throughout the life of the plan.

It is fair to expect that, in the absence of true data, assumptions are made to inform a robust OAN. But then these assumptions need to be validated against the final result i.e the targets that have been created. The result is a housing target (in relations to population) that is almost 50% higher than the average of all boroughs in the county. No justification has been given for this and casts doubts that the assumptions used (population growth, jobs growth, duration of this trend) are fair and reasonable

Although the council accept that some of these assumptions are unexplainable and that forecasting is notoriously difficult and are likely not to be realised, there is no contingency or risk assessment for error. If the OAN target does indeed prove to be off the mark, then there is no way of mitigating this. Again, the council accept the need to constantly review the OAN but without consequential adjustment of housing and infrastructure development. Why review the OAN if it isn't going to lead to comparable adjustments in targets?

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will

need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

- 1) Be realistic with projections - sense test against comparable or neighbouring boroughs
- 2) Allow a review process during the life of the plan to adjust housing targets in the event of actual figures
- 3) Validate retail growth targets with expert specialist opinion from the commercial world (e.g, BRC, ACS, BIRA)
- 4) Validate jobs growth figures with specialist organisations that represent the industries you are looking to attract (e.g. RHA, IGD)
- 5) Have a plan B or contingency in the event the OAN does not materialise
- 6) Have a plan B or contingency in the event the infrastructure proves inadequate to cope – define and publish what you consider to be ‘inadequate’

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

Support the Local Plan process with a balanced perspective and one that is grounded in real life practicalities

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Parish/Town Council

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

Listen to residents, use their support for the Local Plan in a positive way. Do not alienate them with a prescribed solution - engage with them to build the solution

Comment by	Dr Simon Leadbeater
Comment ID	dlpps172
Response Date	23/09/16 16:20
Consultation Point	Policy SP 22 North West Hatfield - SDS5 (Hat1) (View)
Status	Processed
Submission Type	Letter
Version	0.4
Files	Leadbeater Simon DLPPS redacted.pdf

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS5/Hat1

[Leadbeater Simon DLPPS redacted.pdf](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Dr Simon Leadbeater
Comment ID	dlpps173
Response Date	23/09/16 16:20
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed

Submission Type Letter
Version 0.3
Files [Leadbeater Simon DLPPS redacted.pdf](#)

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS6/Hat15

[Leadbeater Simon DLPPS redacted.pdf](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mrs Katherine Nesbitt
Comment ID dlpps170
Response Date 23/09/16 15:34
Consultation Point Policy SP 22 North West Hatfield - SDS5 (Hat1) ([View](#))
Status Processed
Submission Type Letter
Version 0.4
Files [Nesbitt Katherine DLPPS redacted.pdf](#)

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS5/Hat1. See attached

[Nesbitt Katherine DLPPS redacted.pdf](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Katherine Nesbitt
Comment ID	dlpps169
Response Date	23/09/16 15:34
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Letter
Version	0.4
Files	Nesbitt Katherine DLPPS redacted.pdf

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS6/Hat15. See attached

Nesbitt Katherine DLPPS redacted.pdf

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Dr Andreas Kukol
Comment ID	dlpps106
Response Date	23/09/16 14:51
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation
- . Accompanied by a compliant Sustainability Appraisal

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I am concerned about the proposal (formerly HAT15, now SDS6) by Welwyn Hatfield Borough Council to build a new village called 'Symmonshyde Village' into the green belt. This village would destroy a beautiful area of the countryside without any exceptional circumstances present that would allow such a development. Furthermore, the area is quite isolated from other housing development and only serviced by narrow roads. If this village were built, a significant widening of existing roads would have to take place, which is not only costly, but destroys even more green-belt area. Even the access by construction vehicles would be a problem. The development site is enclosed by ancient woodland that are designated as Local Wildlife Sites; development would impact negatively on those sites. The development would create extra pollution and increase the carbon footprint as it is unlikely that a permanent public bus service will be installed. In any case, public bus services are expensive and unreliable, thus individual car driving would be preferred by most of the residents. Furthermore, the site was not included in Welwyn Hatfield's draft Local Plan in January–March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process, which goes against the National Planning Policy Framework (para 155).

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Abolish the Symmonshyde development.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Dr Andreas Kukol
Comment ID	dlpps105
Response Date	23/09/16 14:48
Consultation Point	Policy SP 3 Settlement Strategy and Green Belt boundaries (View)
Status	Processed

Submission Type Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I am concerned about the proposal (formerly HAT15, now SDS6) by Welwyn Hatfield Borough Council to build a new village called 'Symmonshyde Village' into the green belt. This village would destroy a beautiful area of the countryside without any exceptional circumstances present that would allow such a development. Furthermore, the area is quite isolated from other housing development and only serviced by narrow roads. If this village were built, a significant widening of existing roads would have to take place, which is not only costly, but destroys even more green-belt area. Even the access by construction vehicles would be a problem. The development site is enclosed by ancient woodland that are designated as Local Wildlife Sites; development would impact negatively on those sites. The development would create extra pollution and increase the carbon footprint as it is unlikely that a permanent public bus service will be installed. In any case, public bus services are expensive and unreliable, thus individual car driving would be preferred by most of the residents. Furthermore, the site was not included in Welwyn Hatfield's draft Local Plan in January–March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process, which goes against the National Planning Policy Framework (para 155).

6

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Abolish the Symmonshyde development.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

- Do you wish to be notified of any of the following:**
- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
 - . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
 - . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Dr Andreas Kukol
Comment ID dlpps104
Response Date 23/09/16 14:45
Consultation Point 9 Housing ([View](#))
Status Processed
Submission Type Web
Version 0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

- If no, is this because it is NOT: (see guidance notes for respondents)**
- . Justified
 - . Effective
 - . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I am concerned about the proposal (formerly HAT15, now SDS6) by Welwyn Hatfield Borough Council to build a new village called 'Symmonshyde Village' into the green belt. This village would destroy a beautiful area of the countryside without any exceptional circumstances present that would allow such a development. Furthermore, the area is quite isolated from other housing development and only serviced by narrow roads. If this village were built, a significant widening of existing roads would have to take place, which is not only costly, but destroys even more green-belt area. Even the access by construction vehicles would be a problem. The development site is enclosed by ancient woodland that are designated as Local Wildlife Sites; development would impact negatively on those sites. The development would create extra pollution and increase the carbon footprint as it is unlikely that a permanent public bus service will be installed. In any case, public bus services are expensive and

unreliable, thus individual car driving would be preferred by most of the residents. Furthermore, the site was not included in Welwyn Hatfield's draft Local Plan in January–March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process, which goes against the National Planning Policy Framework (para 155). Given the reasons outline above, I urge you to use all your influence to put a stop to the plans to build Symmonshyde Village into the green belt. Yours sincerely Dr. Andreas Kukol

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Abolish the Symmonshyde development.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

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Do you wish to be notified of any of the following:

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- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Denise Dixon
Comment ID	dlpps103
Response Date	23/09/16 13:59
Consultation Point	Policy SADM 31 Brookmans Park (View)
Status	Processed
Submission Type	Web
Version	0.8
Files	Save Water End (8) Save Water End (7) Save Water End (6)

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The Council has failed to advance the Local Plan in a timely manner. The LDS programme has been delayed and obstructed by the Council at every opportunity.

The Council is fully aware that the draft Local plan is not sound and will require numerous and significant Main Modifications. The Council is wasting time and public funds.

The Council has failed to undertake Regulation 18 consultation in an evenhanded or comprehensive manner and has excluded suitable sites in Brookmans Park from that consultation.

The Council has failed to undertake Regulation 19 consultation in an evenhanded or comprehensive manner and has failed to allocate sites in Brookmans Park which are suitable, available, deliverable and sustainable.

The Risk Assessment is incompetent. The risk of the Local Plan being found unsound is high. This undermines the credibility of the risk assessment. The Council is fully aware that the draft Local Plan is not sound and the risk assessment should reflect this fact.

Vital documents and information are missing from the Council's evidence base. There is no information about the highway or pedestrian access to/from HS22 or the major engineering works necessary to provide vehicular or pedestrian access to/from HS22. There is no information about major road improvements and widening that will be necessary to Bradmore Lane and Warrengate Road or the traffic impact and environmental harm that will be caused to Water End and the SSSI (Swallow Holes). Without this information being made public, the public cannot respond in any detail to HS22. The Council should not allocate HS22 unless it can explain to the public how these major road works will be undertaken and provide a transport assessment. When this information is available, it should be subject to further Regulation 19 consultation. HS22 appears to be undeliverable.

The Council has failed to in its legal duty to cooperate effectively or positively with any of its neighbouring authorities and there is no evidence of any meaningful cooperation. Paragraphs 2.37 to 2.42 of the submission Local Plan provide a list of areas where cooperation is required but do not provide any information about the detail or outcome of the Duty to Cooperate. The public cannot be expected to comment on the Duty to Cooperate, under this Regulation 19 consultation, when so little information is available to explain the outcome of that cooperation. I cannot find any link on the Council's Evidence Base website to the Duty to Cooperate and an index search for "Duty to Cooperate" does not reveal any results.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Council is under an obligation to advance a Local Plan which it considers to be sound. The Council is fully aware that its submission Local Plan is not sound. It is failing to meet (or even try to meet) its objectively assessed housing need whilst dismissing sites which are suitable, available and deliverable in sustainable locations.

HS22 is to the west of the East Coast Mainline Railway. This is a strong and permanent Green Belt boundary.

HS22 is in open countryside and will harm the openness of the Green Belt.

HS22 will require significant road works, from an elevated bridge into open countryside, to achieve vehicular access. The design and impact of this road system is not in the public domain. This information is critical to this public consultation.

HS22 will require a new pedestrian bridge over the railway line. The proposed design and location of this new bridge is not in the public domain. This information is critical to this Regulation 19 consultation.

Traffic from HS22 would have direct or indirect access to Bradmore Lane. This will be the most direct, the quickest and most convenient route from HS22 to the A1M, the M25 and all locations west, causing significant traffic to pass through Water End. The Council acknowledges at paragraph 21.4 of the submission Local Plan that "*A secondary access using Bradmore Lane will be resisted as this would need to be widened and upgraded which would change its rural character*". It will be impossible for the Council to stop traffic from HS22 using Bradmore Lane so the draft Local Plan contains conflicting information. How would the Council "resist" the use of Bradmore Lane, it would have no power to do so. The Local Plan is therefore flawed.

The development of HS22 will be certain to cause road widening in Bradmore Lane and Warrengate Road which are both single-track rural roads. Road widening would be devastating for the character of these rural roads and would harm the ecology of the area and have a detrimental impact on the SSSI (Swallow Holes) at Water End. None of these issues are considered in any detail in the HELAA or the Site Allocation Report (June 2013). Road widening in Water End will also harm the setting and character of five listed buildings.

The whole of Water End is in Flood Zones 2, 3a and 3b. There are significant flood defences in Water End which would prevent road widening. None of this has been considered by the Council.

Water End was not mentioned, at all, in the adopted Local Plan 2005 as a settlement of any description within the borough. It was entirely overlooked by the Council despite being a pretty hamlet of great charm and character with listed buildings and home to a unique SSSI. Other smaller settlements within the borough were recognised in the adopted Local Plan. The failure by the Borough Council to acknowledge even the existence of Water End as a settlement during the site assessment and stage and past Regulation 18 consultation was repeated again in the present draft Local Plan when it was submitted to the Cabinet Housing and Planning Panel on 20 July 2016 and to Cabinet on 2 August 2016. That position has, at long last, been rectified (Policy SP 3) in the submission Local Plan but all previous Regulation 18 consultation and site allocation has failed to acknowledge Water End as a settlement.

In 2013 Water End applied to Welwyn Hatfield Borough Council to be designated as a Conservation Area. That application has been stalled by the Council and will not be considered until after the new Local Plan is adopted.

The decision by the Borough Council to allocate HS22 for 250 new homes is, without any explanation, in complete contrast to all previous advice that the Council has received from its own planning officers and independent consultants.

In its Housing Background Paper (Distribution Options) 2012, the Council's planning officers prepared a detailed report which considered locations throughout the borough for housing growth. In respect of HS22 (previously designated BrP4) the planning officers stated (page 35):

“The landowner sees expansion....to the west [of the East Coast Mainline Railway] as a logical extension to the village [Brookmans Park] . The area to the west would be separated from the rest of the village by the railway and only accessible via a narrow road over a bridge on a tight bend. The landscape in this area has been assessed as having a medium to high sensitivity to change and a low capacity to accommodate new development. Development to the west of the railway line would result in urban encroachment into the countryside and have a significant impact on openness.

The area to the west of the railway line is not considered suitable to take forward as a village extension (BrP4)”.

[**Note:** the word “ not ” was underlined by the planning officers].

In October 2012, the Council published its Strategic Housing Land Availability Assessment (SHLAA) where it assessed HS22 (BrP4) to be; ***“not suitable for development”***.

In December 2014, the Council updated its SHLAA where HS22 (BrP4) again failed the “SHLAA Test”. The reason for the failed SHLAA test was:

“BrP4....High Sensitivity/Low Capacity...Flood Zone 2and 3 along southern boundary....scale of development likely to trigger significant improvements to highway network. Upgrades [highways and pedestrian access] may involve closure of rail line....

Conclusion: New Green Belt boundary would be weaker than existing. Will trigger highway upgrades...substantial cumulative impact on the Green Belt.”

Despite finding HS22 (BrP4) to be unsuitable for development in 2012 and again in 2014, the Council does not consider or assess the harmful impact of HS22 (BrP4) on Water End or the SSSI (Swallow Holes). This is a serious omission by the Borough Council and a demonstrable failure by the planning officers to consider and report all of the reasons why HS22 is unsuitable for allocation and development.

The whole of Brookmans Park is to the east of the ECML. As such, the more suitable and sustainable sites for housing development are all to the east of the ECML. These sites would provide natural, physical and socially cohesive extensions to the village, in sustainable locations for new housing. However, despite those sites being found “*suitable, available and deliverable*” by the planning officers [SHLAA 2012, SHLAA 2014 and HELLA 2016], all of these sites have been rejected by the Borough Council, in favour of the least suitable site, HS22.

HS22 has not been allocated for justifiable or rational planning reasons. The proposed allocation of HS22 will simply push new housing outside of Brookmans Park onto the other side of the railway line. As stated by the planning officers in 2012, “***The area to the west would be separated from the rest of the village by the railway***”. This will cause physical and social division.

The allocation of HS22 is not a positive decision. It is a negative decision. The Council is fully aware that this site might not be deliverable for highway access and highway impact reasons and should, in any event, fail to obtain planning permission for a host of planning, Green Belt, highway and environmental reasons. The failure of HS22 to advance would result in Brookmans Park having no significant provision of new homes (land can only be released from the Green Belt through a Local Plan process). Is this the Council’s deliberate strategy to satisfy its political agenda in Brookmans Park?

The allocation of HS22 is not justified. It is not the most appropriate strategy and it is not a deliverable strategy.

The allocation of HS22 is not effective when considered against other reasonable alternatives. There are better sites in Brookmans Park which are suitable and deliverable, in more sustainable locations, with greater social cohesion.

HS22 is not deliverable without causing great harm to the Green Belt. It will reduce the strength and permanence of existing Green Belt boundaries (The East Coast Main line Railway). It is not compliant with the Settlement Strategy and it would cause significant and demonstrable harm to Water End and the unique SSSI (Swallow Holes).

The allocation of HS22 is not consistent with national policy. Whilst exceptional circumstances do exist for releasing some land from the Green Belt throughout the borough, HS22 is not a suitable or deliverable site.

Save Water End (7)

Save Water End (8)

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The Local Plan Examination in Public should be suspended while the Council resolves the unsound parts of its submission Local Plan and undertakes further Regulation 19 consultation.

HS22 should be removed from Policy SADM 31 as a site allocation. This will be a Main Modification.

In the event that HS22 is allocated, amend wording in paragraph 21.4 to say:

“A secondary access or any indirect access to or from HS22 using or causing the increased use of Bradmore Lane will not be permitted as this would lead to the widening and upgrading of Bradmore Lane and Warrengate Road, which would change its rural character and cause significant and demonstrable harm to the character of Water End, the setting and character of listed buildings in Water End, undermine flood defences in Water End and cause harm to the SSSI (Swallow Holes).

The Council should adopt the most suitable strategy. The Council should therefore allocate BrP1, BrP6, BrP9, BrP10 and BrP12, BrP13 and BrP14 (in Policy SADM 31) which are all suitable, available, deliverable and sustainable sites in Brookmans Park, which will support local viability and vitality, improve social cohesion and assist the Council to meet its objectively assessed housing need. All of these sites are identified in the Council’s HELAA and would be deliverable within the first 5 or 10 years of the Local Plan period. This will require a Main Modification of the Local Plan.

Amend paragraph 21.4 to remove all reference to capacity at Brookmans Park primary school as a reason for not meeting the Objectively Assessed Housing Need. The Council has failed to demonstrate any capacity constraint at this school. In any event, any perceived lack of capacity at the Brookmans Park primary school (which there is not) does not constitute a “*significant and demonstrable adverse impact*” as required to be demonstrated by paragraphs 14 and 47 of the NPPF as a reason for not meeting the OAN in full. The Borough Council is not the competent authority to make any judgments about primary school capacity, which is the responsibility of Hertfordshire County Council.

The Council should cooperate with the adjoining authorities which influence its economic and housing area. The duty to cooperate is not a duty to agree. However, all of the local authorities within this area are equally unwilling to cooperate with each other, which has caused delay and frustration to the advancement of the draft Local Plan.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I require to be heard in person at the examination hearing to ensure that the important points which I have made can be discussed in public and the issues be fully understood and considered by the Inspector.

The Submission Local Plan is not sound. This goes to the heart of the NPPF and it is therefore vital to discuss these issues in public at the examination.

The Council has made its decision concerning site allocations at Brookmans Park for political rather than planning reasons. The Inspector should hear and discuss these concerns in public.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Ms Sandy Culpitt
Comment ID	dlpps102
Response Date	23/09/16 12:33
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.8

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

This new village was added to the draft local plan at a late stage and after initial consultation. Consequently Sandridge and Wheathampstead Parish Councils as well as St. Albans District Council, whose residents would be greatly impacted by this development, have not been consulted.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Justification

The proposed area for the new village is on green belt and adjacent to areas of ancient woodland with no existing services. WHBC have offered no evidence based justification to go against their own study of land availability [SHLAA Phase 2] which rejected this site for those reasons.

National Policy

The proposed infrastructure is totally inadequate. There is no local shopping centre, senior school or long term public transport to surrounding towns. This would significantly increase traffic on already packed roads and increase carbon emissions.

The construction of the access roads to allow construction of the area would decimate the local wildlife in an area of significant beauty with ancient woodlands and established hedgerows that are visited by local hikers, bikers and wildlife enthusiasts. These cannot be 'reconstructed' after the development has finished as they take many hundreds of years to evolve.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove policy SP24 from the local plan.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Miss Barbara Sherringham
Comment ID dlpps101
Response Date 22/09/16 20:23
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Web
Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I believe Welwyn and Hatfield Borough Council are ignoring this government policy in relation to Symandshyde. This development has been dropped in without any formal consultation to the wider section of the community.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This inappropriate development on green belt land, Welwyn and Hatfield council are ignoring central government policy on Green Belt protection. The planning policy also states that councils must "identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value.

The narrow rural lanes and single tracks with limited passing places would not be able to sustain the increase in number of vehicles. As the proposed site is to be built isolated away from any larger shopping health or employment facilities therefore the settlement would rely on car usage for all major economic and social needs. Secondary to this there would be and increase in pollution and greenhouse gas emissions.

My heavy heart is concerned with the effect to the wildlife and environment . The site is adjacent to Symandshyde Great wood and Hammonds wood which is an ancient woodland. This site is a designated local wildlife site and is home to deer, brown hares and butterflies, red kites. No amount of 'mitigation' you developers will protect these habitats. I can only foreseen significant harm to all the wild life. I believe the government nation planning policy framework is very clear on the need for protection of special habitats and ancient woodlands. In particular it states that " planning permission should be ref

used for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodlands".

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of local plan policy SP24 will active this.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Ms Janey Hulme
Comment ID	dlpps192
Response Date	22/09/16 13:38
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Letter
Version	0.5
Files	Hulme Janey DLPPS redacted.pdf

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

. Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Early and meaningful engagement and collaboration has not been conducted.

Hulme Janey DLPPS redacted.pdf

5

Do you consider the Local Plan is sound?

No

If no, is this because it is NOT: (see guidance notes for respondents)

. Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to Hat15/SP24

Hulme Janey DLPPS redacted.pdf

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing?

No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

. When the Welwyn Hatfield Local Plan has been submitted for independent examination.
. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.)

No

How did you hear about this consultation?

Comment by

Mr Michael Hartley

Comment ID

dlpps100

Response Date

22/09/16 13:15

Consultation Point

24 New Village ([View](#))

Status Processed

Submission Type Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I do not believe that the consultation process is legally compliant or adequate. 1. This site was not included in the draft local plan was added late in the process without any formal consultation process. 2. No effort has been made to consult residents in Northern St Albans and Sandridge who will be affected by traffic from this site. 3) Local cycling, walking and equestrian groups have not been consulted,

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

1. Developing this site near to other developments is a threat to the green belt because it encourages urban areas between Hatfield to coalesce over time, encouraging urban sprawl.
2. Effects at a distance, particularly to North Eastern St Albans, Sandridge and Wheathampstead are not considered.
3. Increased traffic from both the minerals extraction phase and from the completed village will adversely affect the safety of vulnerable road users on local road and will increase local congestion.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Further assess other areas for building and remove this development from the local plan.

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Direct email/letter
- . Newspaper
- . Community Group
- . Twitter
- . Word of mouth
- . Facebook

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

Ensure that resident of neighbouring boroughs are involved from the outset.

Comment by	Mrs Lisbet Morrison
Comment ID	dlpps99
Response Date	22/09/16 12:01
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Local residents and users of thr HAT15 site in Local Plan policy SP24 were not consulted and that the plan was not adequately publicised by WHBC. Local councils, including Wheathampstead Parish Council, Sandridge Parish Council and St Albans District Council have not been consulted about HAT15.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

JUSTIFIED

The Symondshyde site referred to in this Local Plan SP24 has not been justified as an appropriate strategy based on evidence. When WHBC carried out a study in October 2012 to identify available land they rejected any sites that would undermine the Green Belt through coalescence, where access was poor, where existing services were poor and which would have an unacceptable impact on the local landscape. The Symondshyde site would have been rejected on all of these counts. WHBC have not provided any evidence based justification for the release of this site from the Green Belt.

CONSISTENT WITH NATIONAL POLICY

The Symondshyde site fails to meet the requirements of national planning policy in numerous ways. The roads around and leading to the site are no more than narrow country lanes unsuitable for the volume of traffic that would be generated by a major housing scheme during construction and when residents are in occupation. Although a bus service between the site and Hatfield has been proposed, in the long term it would be unsustainable. Hertfordshire bus services are cut as soon as Hertfordshire County Council withdraws financial support. The site is adjacent to two areas of ancient woodland designated as Local Wildlife Sites that would inevitably be damaged by the development proposed..

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The removal of Local Plan policy SP24 would make the Local Plan compliant.

9

Do you wish to be notified of any of the following:

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Ms Penny Swallow
Comment ID dlpps98
Response Date 22/09/16 11:26
Consultation Point Site allocations in Little Heath ([View](#))
Status Processed
Submission Type Web
Version 0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I believe it will have a negative effect on the infrastructure of Potters Bar, and on local services in Potters Bar which are already over stretched.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by MR AND MRS SALLY WOODCOCK

Comment ID dlpps97
Response Date 22/09/16 09:30
Consultation Point 24 New Village ([View](#))
Status Processed
Submission Type Web
Version 0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

In breach of historic Green Belt policy. Unacceptable.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Go back to the drawing board to find non Green Belt alternatives.

Consult with local residents well in advance of any such plans and, in future, do not push through plans without full, visible and appropriate transparency.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I am a local resident who will be affected as motorist, cyclist, pedestrian and consumer.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Word of mouth

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

Make it user -friendly for ordinary mortals without need for a Law Degree or in-depth knowledge of planning procedures.

Comment by	Mrs Brookfield Brookfield
Comment ID	dlpps96
Response Date	21/09/16 22:48
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Local residents were NOT consulted and that the plan has NOT been adequately publicised locally it should have been available to view within Wheathampstead but has not. This is far from satisfactory for residents that it can potentially impact upon and shows a total lack of consideration for those it potentially impacts, namely local residents and users. There seems to have been an attempt to avoid consulting or adequately publicising the Symondshyde site in Local Plan policy SP24 for local residents, other Councils and users of the area by Welwyn Hatfield Council and I don't not feel it meets the regulatory requirements for consultation .

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Where is the evidence to justify the use of this Green Belt site? this seems to be lacking for the Symondshyde site in the Local Plan policy SP24 .

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove Local Plan policy for the Symondshyde site, policy SP24

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by

Alderman Christopher Oxley

Comment ID dlpps200
Response Date 21/09/16 15:58
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Letter
Version 0.4
Files [Oxley Christopher DLPPS redacted.pdf](#)

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Early and meaningful engagement and collaboration has not been undertaken

[Oxley Christopher DLPPS redacted.pdf](#)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to Hat15/SP24. See attached

[Oxley Christopher DLPPS redacted.pdf](#)

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

see attached

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing?

Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

See attached

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.)

No

How did you hear about this consultation?

Comment by	mrs patricia thomas
Comment ID	dlpps95
Response Date	21/09/16 10:41
Consultation Point	15 Hatfield (View)
Status	Processed
Submission Type	Web
Version	0.8

4

Do you consider the draft Local Plan is legally compliant?

No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I live nearby but knew nothing about it until alerted by a friend in St Albans

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Green belt land. Should use brownfield sites

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Do not use greenfield sites for housing development

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Denise Dixon
Comment ID	dlpps93
Response Date	21/09/16 01:22
Consultation Point	Site allocations in Brookmans Park (View)
Status	Processed
Submission Type	Web
Version	0.8
Files	Save Water End (3)

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The Council has failed to advance the Local Plan in a timely manner. The LDS programme has been delayed and obstructed by the Council at every opportunity.

The Council is fully aware that the draft Local plan is not sound and will require numerous and significant Main Modifications. The Council is wasting time and public funds.

The Council has failed to undertake Regulation 18 consultation in an evenhanded or comprehensive manner and has excluded suitable sites in Brookmans Park from that consultation.

The Council has failed to undertake Regulation 19 consultation in an evenhanded or comprehensive manner and has failed to allocate sites in Brookmans Park which are suitable, available, deliverable and sustainable.

The Risk Assessment is incompetent. The risk of the Local Plan being found unsound is high. This undermines the credibility of the risk assessment. The Council is fully aware that the draft Local Plan is not sound and the risk assessment should reflect this fact.

Vital documents and information are missing from the Council's evidence base. There is no information about the highway or pedestrian access to/from HS22 or the major engineering works necessary to provide vehicular or pedestrian access to/from HS22. There is no information about major road improvements and widening that will be necessary to Bradmore Lane and Warrengate Road or the traffic impact and environmental harm that will be caused to Water End and the SSSI (Swallow Holes). Without this information being made public, the public cannot respond in any detail to HS22. The Council should not allocate HS22 unless it can explain to the public how these major road works will be undertaken and provide a transport assessment. When this information is available, it should be subject to further Regulation 19 consultation. HS22 appears to be undeliverable.

The Council has failed to in its legal duty to cooperate effectively or positively with any of its neighbouring authorities and there is no evidence of any meaningful cooperation. Paragraphs 2.37 to 2.42 of the submission Local Plan provide a list of areas where cooperation is required but do not provide any information about the detail or outcome of the Duty to Cooperate. The public cannot be expected to

comment on the Duty to Cooperate, under this Regulation 19 consultation, when so little information is available to explain the outcome of that cooperation. I cannot find any link on the Council's Evidence Base website to the Duty to Cooperate and an index search for "Duty to Cooperate" does not reveal any results.

Save Water End (3)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Council is under an obligation to advance a Local Plan which it considers to be sound. The Council is fully aware that its submission Local Plan is not sound. It is failing to meet (or even try to meet) its objectively assessed housing need whilst dismissing sites which are suitable, available and deliverable in sustainable locations.

HS22 is to the west of the East Coast Mainline Railway. This is a strong and permanent Green Belt boundary.

HS22 is in open countryside and will harm the openness of the Green Belt.

HS22 will require significant road works, from an elevated bridge into open countryside, to achieve vehicular access. The design and impact of this road system is not in the public domain. This information is critical to this public consultation.

HS22 will require a new pedestrian bridge over the railway line. The proposed design and location of this new bridge is not in the public domain. This information is critical to this Regulation 19 consultation.

Traffic from HS22 would have direct or indirect access to Bradmore Lane. This will be the most direct, the quickest and most convenient route from HS22 to the A1M, the M25 and all locations west, causing significant traffic to pass through Water End. The Council acknowledges at paragraph 21.4 of the submission Local Plan that "*A secondary access using Bradmore Lane will be resisted as this would need to be widened and upgraded which would change its rural character*". It will be impossible for the Council to stop traffic from HS22 using Bradmore Lane so the draft Local Plan contains conflicting information. How would the Council "resist" the use of Bradmore Lane, it would have no power to do so. The Local Plan is therefore flawed.

The development of HS22 will be certain to cause road widening in Bradmore Lane and Warrengate Road which are both single-track rural roads. Road widening would be devastating for the character of these rural roads and would harm the ecology of the area and have a detrimental impact on the SSSI (Swallow Holes) at Water End. None of these issues are considered in any detail in the HELAA or the Site Allocation Report (June 2013). Road widening in Water End will also harm the setting and character of five listed buildings.

The whole of Water End is in Flood Zones 2, 3a and 3b. There are significant flood defences in Water End which would prevent road widening. None of this has been considered by the Council.

Water End was not mentioned, at all, in the adopted Local Plan 2005 as a settlement of any description within the borough. It was entirely overlooked by the Council despite being a pretty hamlet of great charm and character with listed buildings and home to a unique SSSI. Other smaller settlements within the borough were recognised in the adopted Local Plan. The failure by the Borough Council to acknowledge even the existence of Water End as a settlement during the site assessment and stage and past Regulation 18 consultation was repeated again in the present draft Local Plan when it was submitted to the Cabinet Housing and Planning Panel on 20 July 2016 and to Cabinet on 2 August 2016. That position has, at long last, been rectified (Policy SP 3) in the submission Local Plan but all previous Regulation 18 consultation and site allocation has failed to acknowledge Water End as a settlement.

In 2013 Water End applied to Welwyn Hatfield Borough Council to be designated as a Conservation Area. That application has been stalled by the Council and will not be considered until after the new Local Plan is adopted.

The decision by the Borough Council to allocate HS22 for 250 new homes is, without any explanation, in complete contrast to all previous advice that the Council has received from its own planning officers and independent consultants.

In its Housing Background Paper (Distribution Options) 2012, the Council's planning officers prepared a detailed report which considered locations throughout the borough for housing growth. In respect of HS22 (previously designated BrP4) the planning officers stated (page 35):

“The landowner sees expansion....to the west [of the East Coast Mainline Railway] as a logical extension to the village [Brookmans Park] . The area to the west would be separated from the rest of the village by the railway and only accessible via a narrow road over a bridge on a tight bend. The landscape in this area has been assessed as having a medium to high sensitivity to change and a low capacity to accommodate new development. Development to the west of the railway line would result in urban encroachment into the countryside and have a significant impact on openness.

The area to the west of the railway line is not considered suitable to take forward as a village extension (BrP4)”.

[**Note:** the word “ not ” was underlined by the planning officers].

In October 2012, the Council published its Strategic Housing Land Availability Assessment (SHLAA) where it assessed HS22 (BrP4) to be; ***“not suitable for development”***.

In December 2014, the Council updated its SHLAA where HS22 (BrP4) again failed the “SHLAA Test”. The reason for the failed SHLAA test was:

“BrP4....High Sensitivity/Low Capacity...Flood Zone 2 and 3 along southern boundary....scale of development likely to trigger significant improvements to highway network. Upgrades [highways and pedestrian access] may involve closure of rail line....

Conclusion: New Green Belt boundary would be weaker than existing. Will trigger highway upgrades...substantial cumulative impact on the Green Belt.”

Despite finding HS22 (BrP4) to be unsuitable for development in 2012 and again in 2014, the Council does not consider or assess the harmful impact of HS22 (BrP4) on Water End or the SSSI (Swallow Holes). This is a serious omission by the Borough Council and a demonstrable failure by the planning officers to consider and report all of the reasons why HS22 is unsuitable for allocation and development.

The whole of Brookmans Park is to the east of the ECML. As such, the more suitable and sustainable sites for housing development are all to the east of the ECML. These sites would provide natural, physical and socially cohesive extensions to the village, in sustainable locations for new housing. However, despite those sites being found “*suitable, available and deliverable*” by the planning officers [SHLAA 2012, SHLAA 2014 and HELLA 2016], all of these sites have been rejected by the Borough Council, in favour of the least suitable site, HS22.

HS22 has not been allocated for justifiable or rational planning reasons. The proposed allocation of HS22 will simply push new housing outside of Brookmans Park onto the other side of the railway line. As stated by the planning officers in 2012, “***The area to the west would be separated from the rest of the village by the railway***”. This will cause physical and social division.

The allocation of HS22 is not a positive decision. It is a negative decision. The Council is fully aware that this site might not be deliverable for highway access and highway impact reasons and should, in any event, fail to obtain planning permission for a host of planning, Green Belt, highway and environmental reasons. The failure of HS22 to advance would result in Brookmans Park having no significant provision of new homes (land can only be released from the Green Belt through a Local Plan process). Is this the Council's deliberate strategy to satisfy its political agenda in Brookmans Park?

The allocation of HS22 is not justified. It is not the most appropriate strategy and it is not a deliverable strategy.

The allocation of HS22 is not effective when considered against other reasonable alternatives. There are better sites in Brookmans Park which are suitable and deliverable, in more sustainable locations, with greater social cohesion.

HS22 is not deliverable without causing great harm to the Green Belt. It will reduce the strength and permanence of existing Green Belt boundaries (The East Coast Main line Railway). It is not compliant with the Settlement Strategy and it would cause significant and demonstrable harm to Water End and the unique SSSI (Swallow Holes).

The allocation of HS22 is not consistent with national policy. Whilst exceptional circumstances do exist for releasing some land from the Green Belt throughout the borough, HS22 is not a suitable or deliverable site.

Save Water End (4)

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The Local Plan Examination in Public should be suspended while the Council resolves the unsound parts of its submission Local Plan and undertakes further Regulation 19 consultation.

HS22 should be removed from Policy SADM 31 as a site allocation. This will be a Main Modification.

In the event that HS22 is allocated, amend wording in paragraph 21.4 to say:

“A secondary access or any indirect access to or from HS22 using or causing the increased use of Bradmore Lane will not be permitted as this would lead to the widening and upgrading of Bradmore Lane and Warrengate Road, which would change its rural character and cause significant and demonstrable harm to the character of Water End, the setting and character of listed buildings in Water End, undermine flood defences in Water End and cause harm to the SSSI (Swallow Holes).”

The Council should adopt the most suitable strategy. The Council should therefore allocate BrP1, BrP6, BrP9, BrP10 and BrP12, BrP13 and BrP14 (in Policy SADM 31) which are all suitable, available, deliverable and sustainable sites in Brookmans Park, which will support local viability and vitality, improve social cohesion and assist the Council to meet its objectively assessed housing need. All of these sites are identified in the Council’s HELAA and would be deliverable within the first 5 or 10 years of the Local Plan period. This will require a Main Modification of the Local Plan.

Amend paragraph 21.4 to remove all reference to capacity at Brookmans Park primary school as a reason for not meeting the Objectively Assessed Housing Need. The Council has failed to demonstrate any capacity constraint at this school. In any event, any perceived lack of capacity at the Brookmans Park primary school (which there is not) does not constitute a “*significant and demonstrable adverse impact*” as required to be demonstrated by paragraphs 14 and 47 of the NPPF as a reason for not meeting the OAN in full. The Borough Council is not the competent authority to make any judgments about primary school capacity, which is the responsibility of Hertfordshire County Council.

The Council should cooperate with the adjoining authorities which influence its economic and housing area. The duty to cooperate is not a duty to agree. However, all of the local authorities within this area are equally unwilling to cooperate with each other, which has caused delay and frustration to the advancement of the draft Local Plan.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I require to be heard in person at the examination hearing to ensure that the important points which I have made can be discussed in public and the issues be fully understood and considered by the Inspector.

The Submission Local Plan is not sound. This goes to the heart of the NPPF and it is therefore vital to discuss these issues in public at the examination.

The Council has made its decision concerning site allocations at Brookmans Park for political rather than planning reasons. The Inspector should hear and discuss these concerns in public.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
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- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Denise Dixon
Comment ID	dlpps92
Response Date	21/09/16 01:17
Consultation Point	Table 15 - Site-specific considerations: Brookmans Park (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate

. Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The Council has failed to advance the Local Plan in a timely manner. The LDS programme has been delayed and obstructed by the Council at every opportunity.

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5

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- . Justified
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In 2013 Water End applied to Welwyn Hatfield Borough Council to be designated as a Conservation Area. That application has been stalled by the Council and will not be considered until after the new Local Plan is adopted.

The decision by the Borough Council to allocate HS22 for 250 new homes is, without any explanation, in complete contrast to all previous advice that the Council has received from its own planning officers and independent consultants.

In its Housing Background Paper (Distribution Options) 2012, the Council's planning officers prepared a detailed report which considered locations throughout the borough for housing growth. In respect of HS22 (previously designated BrP4) the planning officers stated (page 35):

“The landowner sees expansion....to the west [of the East Coast Mainline Railway] as a logical extension to the village [Brookmans Park] . The area to the west would be separated from the rest of the village by the railway and only accessible via a narrow road over a bridge on a tight bend. The landscape in this area has been assessed as having a medium to high sensitivity to change and a low capacity to accommodate new development. Development to the west of the railway line would result in urban encroachment into the countryside and have a significant impact on openness.

The area to the west of the railway line is not considered suitable to take forward as a village extension (BrP4)”.

[**Note:** the word “ not ” was underlined by the planning officers].

In October 2012, the Council published its Strategic Housing Land Availability Assessment (SHLAA) where it assessed HS22 (BrP4) to be; ***“not suitable for development”*** .

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Conclusion: New Green Belt boundary would be weaker than existing. Will trigger highway upgrades...substantial cumulative impact on the Green Belt.”

Despite finding HS22 (BrP4) to be unsuitable for development in 2012 and again in 2014, the Council does not consider or assess the harmful impact of HS22 (BrP4) on Water End or the SSSI (Swallow Holes). This is a serious omission by the Borough Council and a demonstrable failure by the planning officers to consider and report all of the reasons why HS22 is unsuitable for allocation and development.

The whole of Brookmans Park is to the east of the ECML. As such, the more suitable and sustainable sites for housing development are all to the east of the ECML. These sites would provide natural, physical and socially cohesive extensions to the village, in sustainable locations for new housing. However, despite those sites being found *“suitable, available and deliverable”* by the planning officers

[SHLAA 2012, SHLAA 2014 and HELLA 2016], all of these sites have been rejected by the Borough Council, in favour of the least suitable site, HS22.

HS22 has not been allocated for justifiable or rational planning reasons. The proposed allocation of HS22 will simply push new housing outside of Brookmans Park onto the other side of the railway line. As stated by the planning officers in 2012, "***The area to the west would be separated from the rest of the village by the railway***". This will cause physical and social division.

The allocation of HS22 is not a positive decision. It is a negative decision. The Council is fully aware that this site might not be deliverable for highway access and highway impact reasons and should, in any event, fail to obtain planning permission for a host of planning, Green Belt, highway and environmental reasons. The failure of HS22 to advance would result in Brookmans Park having no significant provision of new homes (land can only be released from the Green Belt through a Local Plan process). Is this the Council's deliberate strategy to satisfy its political agenda in Brookmans Park?

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The allocation of HS22 is not effective when considered against other reasonable alternatives. There are better sites in Brookmans Park which are suitable and deliverable, in more sustainable locations, with greater social cohesion.

HS22 is not deliverable without causing great harm to the Green Belt. It will reduce the strength and permanence of existing Green Belt boundaries (The East Coast Main line Railway). It is not compliant with the Settlement Strategy and it would cause significant and demonstrable harm to Water End and the unique SSSI (Swallow Holes).

The allocation of HS22 is not consistent with national policy. Whilst exceptional circumstances do exist for releasing some land from the Green Belt throughout the borough, HS22 is not a suitable or deliverable site.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

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HS22 should be removed from Policy SADM 31 as a site allocation. This will be a Main Modification.

In the event that HS22 is allocated, amend wording in paragraph 21.4 to say:

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demonstrable harm to the character of Water End, the setting and character of listed buildings in Water End, undermine flood defences in Water End and cause harm to the SSSI (Swallow Holes).

The Council should adopt the most suitable strategy. The Council should therefore allocate BrP1, BrP6, BrP9, BrP10 and BrP12, BrP13 and BrP14 (in Policy SADM 31) which are all suitable, available, deliverable and sustainable sites in Brookmans Park, which will support local viability and vitality, improve social cohesion and assist the Council to meet its objectively assessed housing need. All of these sites are identified in the Council's HELAA and would be deliverable within the first 5 or 10 years of the Local Plan period. This will require a Main Modification of the Local Plan.

Amend paragraph 21.4 to remove all reference to capacity at Brookmans Park primary school as a reason for not meeting the Objectively Assessed Housing Need. The Council has failed to demonstrate any capacity constraint at this school. In any event, any perceived lack of capacity at the Brookmans Park primary school (which there is not) does not constitute a "significant and demonstrable adverse impact" as required to be demonstrated by paragraphs 14 and 47 of the NPPF as a reason for not meeting the OAN in full. The Borough Council is not the competent authority to make any judgments about primary school capacity, which is the responsibility of Hertfordshire County Council.

The Council should cooperate with the adjoining authorities which influence its economic and housing area. The duty to cooperate is not a duty to agree. However, all of the local authorities within this area are equally unwilling to cooperate with each other, which has caused delay and frustration to the advancement of the draft Local Plan.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I require to be heard in person at the examination hearing to ensure that the important points which I have made can be discussed in public and the issues be fully understood and considered by the Inspector.

The Submission Local Plan is not sound. This goes to the heart of the NPPF and it is therefore vital to discuss these issues in public at the examination.

The Council has made its decision concerning site allocations at Brookmans Park for political rather than planning reasons. The Inspector should hear and discuss these concerns in public.

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mr Robert Edlin

Comment ID dlpps91

Response Date 20/09/16 21:16

Consultation Point 24 New Village ([View](#))

Status Processed

Submission Type Web

Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mr David Kealey

Comment ID dlpps90

Response Date 20/09/16 20:56

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.7

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Statement of Community Involvement
- . Compliant with the Duty to Co-operate

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at a late stage in the process.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said "*We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries*". Welwyn and Hatfield are ignoring central government policy on Green Belt protection.

Welwyn Hatfield's own Green Belt review stated that Symondshyde makes a "*significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt*". The findings have been ignored by Welwyn Hatfield Borough Council.

Government policy in the National Planning Policy Framework states that "*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances*". Those special circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The development of Simonshyde Farm needs to be taken out of the Local Plan. It is clearly inappropriate development within the Green Belt, and will destroy beautiful, peaceful countryside. The many public rights of way across this land provide enjoyment to many walkers horseriders and cyclists. It will not be possible to make this a sustainable development, because there are no public transport links with the rest of Welwyn Hatfield.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Paul Dyson
Comment ID	dlpps89
Response Date	20/09/16 19:09
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I can find no trace of affected residents haveing been consulted by WHBC nor was the plan properly publicised as it has only now come to my attention. My council, Wheathampstead Parish Council has not been consulted about HAT15.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

It is not justified as the proposed development undermines the Green Belt through coalescence, will have poor access, will be poorly served by existing services and will have an unacceptable impact on the local landscape.

It is not consistent with national policy as it is not exceptional enough for a green belt development, it has no decent road systems or infrastructure serving it, it will have a devastating effect on local, and rare, wildlife, and it will be environmentally unsustainable.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove Local Plan policy SP24

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	The Theatres Trust (Mr Ross Anthony)
Comment ID	dlpps88
Response Date	20/09/16 17:40
Consultation Point	Policy SP 6 Community Services and Facilities (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Denise Dixon
Comment ID	dlpps83
Response Date	20/09/16 13:04
Consultation Point	21 Brookmans Park (View)
Status	Processed
Submission Type	Web
Version	0.5
Files	Save Water End (2) Save Water End Save Water End (1)

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The Council has failed to advance the Local Plan in a timely manner. The LDS programme has been delayed and obstructed by the Council at every opportunity.

The Council is fully aware that the draft Local plan is not sound and will require numerous and significant Main Modifications. The Council is wasting time and public funds.

The Council has failed to undertake Regulation 18 consultation in an evenhanded or comprehensive manner and has excluded suitable sites in Brookmans Park from that consultation.

The Council has failed to undertake Regulation 19 consultation in an evenhanded or comprehensive manner and has failed to allocate sites in Brookmans Park which are suitable, available, deliverable and sustainable.

The Risk Assessment is incompetent. The risk of the Local Plan being found unsound is high. This undermines the credibility of the risk assessment. The Council is fully aware that the draft Local Plan is not sound and the risk assessment should reflect this fact.

Vital documents and information are missing from the Council's evidence base. There is no information about the highway or pedestrian access to/from HS22 or the major engineering works necessary to provide vehicular or pedestrian access to/from HS22. There is no information about major road improvements and widening that will be necessary to Bradmore Lane and Warrengate Road or the traffic impact and environmental harm that will be caused to Water End and the SSSI (Swallow Holes). Without this information being made public, the public cannot respond in any detail to HS22. The Council should not allocate HS22 unless it can explain to the public how these major road works will be undertaken and provide a transport assessment. When this information is available, it should be subject to further Regulation 19 consultation. HS22 appears to be undeliverable.

The Council has failed to in its legal duty to cooperate effectively or positively with any of its neighbouring authorities and there is no evidence of any meaningful cooperation. Paragraphs 2.37 to 2.42 of the submission Local Plan provide a list of areas where cooperation is required but do not provide any information about the detail or outcome of the Duty to Cooperate. The public cannot be expected to comment on the Duty to Cooperate, under this Regulation 19 consultation, when so little information is available to explain the outcome of that cooperation. I cannot find any link on the Council's Evidence Base website to the Duty to Cooperate and an index search for "Duty to Cooperate" does not reveal any results.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Council is under an obligation to advance a Local Plan which it considers to be sound. The Council is fully aware that its submission Local Plan is not sound. It is failing to meet (or even try to meet) its objectively assessed housing need whilst dismissing sites which are suitable, available and deliverable in sustainable locations.

HS22 is to the west of the East Coast Mainline Railway. This is a strong and permanent Green Belt boundary.

HS22 is in open countryside and will harm the openness of the Green Belt.

HS22 will require significant road works, from an elevated bridge into open countryside, to achieve vehicular access. The design and impact of this road system is not in the public domain. This information is critical to this public consultation.

HS22 will require a new pedestrian bridge over the railway line. The proposed design and location of this new bridge is not in the public domain. This information is critical to this Regulation 19 consultation.

Traffic from HS22 would have direct or indirect access to Bradmore Lane. This will be the most direct, the quickest and most convenient route from HS22 to the A1M, the M25 and all locations west, causing significant traffic to pass through Water End. The Council acknowledges at paragraph 21.4 of the submission Local Plan that "*A secondary access using Bradmore Lane will be resisted as this would need to be widened and upgraded which would change its rural character*". It will be impossible for the Council to stop traffic from HS22 using Bradmore Lane so the draft Local Plan contains conflicting information. How would the Council "resist" the use of Bradmore Lane, it would have no power to do so. The Local Plan is therefore flawed.

The development of HS22 will be certain to cause road widening in Bradmore Lane and Warrengate Road which are both single-track rural roads. Road widening would be devastating for the character of these rural roads and would harm the ecology of the area and have a detrimental impact on the SSSI (Swallow Holes) at Water End. None of these issues are considered in any detail in the HELAA or the Site Allocation Report (June 2013). Road widening in Water End will also harm the setting and character of five listed buildings.

The whole of Water End is in Flood Zones 2, 3a and 3b. There are significant flood defences in Water End which would prevent road widening. None of this has been considered by the Council.

Water End was not mentioned, at all, in the adopted Local Plan 2005 as a settlement of any description within the borough. It was entirely overlooked by the Council despite being a pretty hamlet of great charm and character with listed buildings and home to a unique SSSI. Other smaller settlements within the borough were recognised in the adopted Local Plan. The failure by the Borough Council to acknowledge even the existence of Water End as a settlement during the site assessment and stage and past Regulation 18 consultation was repeated again in the present draft Local Plan when it was submitted to the Cabinet Housing and Planning Panel on 20 July 2016 and to Cabinet on 2 August 2016. That position has, at long last, been rectified (Policy SP 3) in the submission Local Plan but all previous Regulation 18 consultation and site allocation has failed to acknowledge Water End as a settlement.

In 2013 Water End applied to Welwyn Hatfield Borough Council to be designated as a Conservation Area. That application has been stalled by the Council and will not be considered until after the new Local Plan is adopted.

The decision by the Borough Council to allocate HS22 for 250 new homes is, without any explanation, in complete contrast to all previous advice that the Council has received from its own planning officers and independent consultants.

In its Housing Background Paper (Distribution Options) 2012, the Council's planning officers prepared a detailed report which considered locations throughout the borough for housing growth. In respect of HS22 (previously designated BrP4) the planning officers stated (page 35):

“The landowner sees expansion....to the west [of the East Coast Mainline Railway] as a logical extension to the village [Brookmans Park] . The area to the west would be separated from the rest of the village by the railway and only accessible via a narrow road over a bridge on a tight bend. The landscape in this area has been assessed as having a medium to high sensitivity to change and a low capacity to accommodate new development. Development to the west of the railway line would result in urban encroachment into the countryside and have a significant impact on openness.

The area to the west of the railway line is not considered suitable to take forward as a village extension (BrP4)”.

[**Note:** the word “ not ” was underlined by the planning officers].

In October 2012, the Council published its Strategic Housing Land Availability Assessment (SHLAA) where it assessed HS22 (BrP4) to be; ***“not suitable for development”***.

In December 2014, the Council updated its SHLAA where HS22 (BrP4) again failed the “SHLAA Test”. The reason for the failed SHLAA test was:

“BrP4....High Sensitivity/Low Capacity...Flood Zone 2and 3 along southern boundary....scale of development likely to trigger significant improvements to highway network. Upgrades [highways and pedestrian access] may involve closure of rail line....

Conclusion: New Green Belt boundary would be weaker than existing. Will trigger highway upgrades...substantial cumulative impact on the Green Belt.”

Despite finding HS22 (BrP4) to be unsuitable for development in 2012 and again in 2014, the Council does not consider or assess the harmful impact of HS22 (BrP4) on Water End or the SSSI (Swallow Holes). This is a serious omission by the Borough Council and a demonstrable failure by the planning officers to consider and report all of the reasons why HS22 is unsuitable for allocation and development.

The whole of Brookmans Park is to the east of the ECML. As such, the more suitable and sustainable sites for housing development are all to the east of the ECML. These sites would provide natural, physical and socially cohesive extensions to the village, in sustainable locations for new housing. However, despite those sites being found “*suitable, available and deliverable*” by the planning officers [SHLAA 2012, SHLAA 2014 and HELLA 2016], all of these sites have been rejected by the Borough Council, in favour of the least suitable site, HS22.

HS22 has not been allocated for justifiable or rational planning reasons. The proposed allocation of HS22 will simply push new housing outside of Brookmans Park onto the other side of the railway line. As stated by the planning officers in 2012, “***The area to the west would be separated from the rest of the village by the railway***”. This will cause physical and social division.

The allocation of HS22 is not a positive decision. It is a negative decision. The Council is fully aware that this site might not be deliverable for highway access and highway impact reasons and should, in any event, fail to obtain planning permission for a host of planning, Green Belt, highway and environmental reasons. The failure of HS22 to advance would result in Brookmans Park having no significant provision of new homes (land can only be released from the Green Belt through a Local Plan process). Is this the Council’s deliberate strategy to satisfy its political agenda in Brookmans Park?

The allocation of HS22 is not justified. It is not the most appropriate strategy and it is not a deliverable strategy.

The allocation of HS22 is not effective when considered against other reasonable alternatives. There are better sites in Brookmans Park which are suitable and deliverable, in more sustainable locations, with greater social cohesion.

HS22 is not deliverable without causing great harm to the Green Belt. It will reduce the strength and permanence of existing Green Belt boundaries (The East Coast Main line Railway). It is not compliant with the Settlement Strategy and it would cause significant and demonstrable harm to Water End and the unique SSSI (Swallow Holes).

The allocation of HS22 is not consistent with national policy. Whilst exceptional circumstances do exist for releasing some land from the Green Belt throughout the borough, HS22 is not a suitable or deliverable site.

Save Water End (1)

Save Water End (2)

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The Local Plan Examination in Public should be suspended while the Council resolves the unsound parts of its submission Local Plan and undertakes further Regulation 19 consultation.

HS22 should be removed from Policy SADM 31 as a site allocation. This will be a Main Modification.

In the event that HS22 is allocated, amend wording in paragraph 21.4 to say:

“A secondary access or any indirect access to or from HS22 using or causing the increased use of Bradmore Lane will not be permitted as this would lead to the widening and upgrading of Bradmore Lane and Warrengate Road, which would change its rural character and cause significant and demonstrable harm to the character of Water End, the setting and character of listed buildings in Water End, undermine flood defences in Water End and cause harm to the SSSI (Swallow Holes).”

The Council should adopt the most suitable strategy. The Council should therefore allocate BrP1, BrP6, BrP9, BrP10 and BrP12, BrP13 and BrP14 (in Policy SADM 31) which are all suitable, available, deliverable and sustainable sites in Brookmans Park, which will support local viability and vitality, improve social cohesion and assist the Council to meet its objectively assessed housing need. All of these sites are identified in the Council’s HELAA and would be deliverable within the first 5 or 10 years of the Local Plan period. This will require a Main Modification of the Local Plan.

Amend paragraph 21.4 to remove all reference to capacity at Brookmans Park primary school as a reason for not meeting the Objectively Assessed Housing Need. The Council has failed to demonstrate any capacity constraint at this school. In any event, any perceived lack of capacity at the Brookmans Park primary school (which there is not) does not constitute a “*significant and demonstrable adverse impact*” as required to be demonstrated by paragraphs 14 and 47 of the NPPF as a reason for not meeting the OAN in full. The Borough Council is not the competent authority to make any judgments about primary school capacity, which is the responsibility of Hertfordshire County Council.

The Council should cooperate with the adjoining authorities which influence its economic and housing area. The duty to cooperate is not a duty to agree. However, all of the local authorities within this area are equally unwilling to cooperate with each other, which has caused delay and frustration to the advancement of the draft Local Plan.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I require to be heard in person at the examination hearing to ensure that the important points which I have made can be discussed in public and the issues be fully understood and considered by the Inspector.

The Submission Local Plan is not sound. This goes to the heart of the NPPF and it is therefore vital to discuss these issues in public at the examination.

The Council has made its decision concerning site allocations at Brookmans Park for political rather than planning reasons. The Inspector should hear and discuss these concerns in public.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Dr Hilary Carlen
Comment ID	dlpps82
Response Date	19/09/16 21:40
Consultation Point	Policy SADM 30 Welham Green (View)
Status	Processed
Submission Type	Web
Version	0.7

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Dr Hilary Carlen
Comment ID dlpps81
Response Date 19/09/16 21:39
Consultation Point Policy SADM 31 Brookmans Park ([View](#))
Status Processed
Submission Type Web
Version 0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Direct email/letter
- . Community Group
- . Word of mouth

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

Improve links from the text to the maps - the maps were hard to find and not clear which maps were associated with which villages.

Comment by	Mr John Barker
Comment ID	dlpps80
Response Date	19/09/16 18:32
Consultation Point	Figure 16 - Symondshyde Strategy Diagram (View)
Status	Processed
Submission Type	Web
Version	0.5
Files	<u>WELWYN HATFIELD DRAFT LOCAL PLAN: AUGUST 2016 PROPOSED NEW VILLAGE AT SYMONDSHYDE (3)</u> <u>WELWYN HATFIELD DRAFT LOCAL PLAN: AUGUST 2016 PROPOSED NEW VILLAGE AT SYMONDSHYDE (1)</u> <u>WELWYN HATFIELD DRAFT LOCAL PLAN: AUGUST 2016 PROPOSED NEW VILLAGE AT SYMONDSHYDE (2)</u>

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

WELWYN HATFIELD DRAFT LOCAL PLAN: AUGUST 2016 PROPOSED NEW VILLAGE AT SYMONDSHYDE (1)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

JUSTIFIED: The Symondshyde site in Local Plan Policy SP24 has not been justified as an appropriate strategy based on evidence.

CONSISTENT WITH NATIONAL POLICY: The HAT15 site at Symondshyde is at odds with the National Planning Policy Framework. See attached document.

WELWYN HATFIELD DRAFT LOCAL PLAN:
AUGUST 2016 PROPOSED NEW VILLAGE AT
SYMONDSHYDE (2)

WELWYN HATFIELD DRAFT LOCAL PLAN:
AUGUST 2016 PROPOSED NEW VILLAGE AT
SYMONDSHYDE (3)

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of the Local Plan SP24.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Ian Putman
Comment ID	dlpps79
Response Date	19/09/16 16:30
Consultation Point	24 New Village (View)

Status Processed

Submission Type Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

It's goes against the governments policy on correct use of green belt land.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The land is currently a buffer between St. Albans and Hatfield. The roads are not adequate to support such a development.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The village proposed at Symondshyde is morally wrong and local goverment should be ashamed to even think of bulldozing farm land for financial benefit. Hertfordshire is a lovely county, which must be preserved for future generations.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mr Alistair Kellie
Comment ID dlpps206
Response Date 19/09/16 09:57
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Email
Version 0.5
Files [Kellie Alistair 19.09.16 Response Form REDACTED.pdf](#)
[Kellie Alistair 19.09.16 REDACTED.txt](#)

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Not conducted early and meaningful engagement and collaboration. Ignored petition.

[Kellie Alistair 19.09.16 REDACTED.txt](#)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS5 and SP24

[Kellie Alistair 19.09.16 REDACTED.txt](#)

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

See attached

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Community Group
- . Word of mouth

Comment by	Mrs Eunice Watson
Comment ID	dlpps78
Response Date	19/09/16 08:11
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Local residents and users of the site were not consulted and the plan was not adequately publicised.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This site will undermine the Green belt , and has poor access. It is not adequately served by existing services. Local roads are narrow and congested. It will have an unacceptable impact on the surrounding countryside. Woodland and wildlife destroyed. Lack of secondary school and Hospital places. There is no justification for building on this Green belt land .

This development is not in line with National policy.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The removal of plan policy SP 24 will achieve this.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
. Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Poster

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

There has been no consultation with the residents of St Albans , Wheathampstead and Harpenden on this plan. Local roads are already gridlocked at peak times. secondary schools full and lack of hospital beds. This Green belt land is used by countless local residents for walking ,riding and cycling.

Comment by Mrs Beryl Bluemel

Comment ID dlpps77

Response Date 18/09/16 17:42

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I believe that the residents/users of the HAT15 site in Local Plan Policy SP24 were not consulted. Also local councils such as Sandridge Parish Council, St. Albans District Council and Wheathampstead Parish Council were also not consulted regarding this proposal.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Justified

In 2012 Welwyn and Hatfield Borough Council through a study identified land availability and discounted any areas which would undermine the Green Belt through coalescence, had poor access, would spoil the local landscape or did not have good existing services. Symondshyde would have been discounted for these reasons.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Complete removal of the Local Plan policy SP24.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Ian Bluemel
Comment ID	dlpps76
Response Date	18/09/16 16:59
Consultation Point	24 New Village (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Neither St Albans District Council, Wheathampstead and Sandridge Parish Councils or the local residents were consulted about this proposal.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Government policy requires 'exceptional circumstances' to be shown for taking Green Belt land for building. This consideration has not been shown by Welwyn Hatfield Council. Welwyn Hatfield Council have not shown any evidence based justification for using this land for building purposes.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The complete removal of this planning application (SP24).

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Andrew Budd
Comment ID	dlpps75
Response Date	18/09/16 15:50
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed

Submission Type Web

Version 0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I object to the proposed development at Symonshyde. This is Green Belt land. The whole point is that this land is protected against development. The Green Belt designation counts for nothing if planners can simply ignore it. If ignored here, why should Green Belt designation be respected anywhere else?

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

National policy is that Green Belt land is not built on or developed. This land at Symonshyde is beautiful countryside. It has been enjoyed for decades and probably centuries by families, walkers, etc. it is a valuable habitat and a green space enjoyed by residents of all the nearby towns. We need green spaces.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Abandon the plan. Leave Symonshyde as it is.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mr Tom Hogan
Comment ID dlpps74
Response Date 17/09/16 20:50
Consultation Point Table 5 - Affordable housing need by number of bedrooms ([View](#))
Status Processed
Submission Type Web
Version 0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback Yes

form? (If submitting more than one comment, please complete the feedback form once only.)

How did you hear about this consultation? . Other

We monitor the effectiveness of our consultation. Yes
Have you found this consultation helpful?

What do you think we can do to improve our consultation?

The council's aim of to allow 12,000 new homes over 15 years is insufficient to meet housing demand. And a target 20% as "affordable" (80% of market rents) and half of that to be social housing is inadequate. It is roughly equal to or less than expected sales under the right to buy. Secondly, there is no related documentation to set out how the council will ensure the affordable and social housing is built. The council has an opportunity to borrow at low interest rates to build the thousands of properties desperately needed and should be making such a commitment. Whether the housing associations will, and if so to what extent, fill this gap seems very uncertain. These matters should be covered in the housing strategy. Generally I felt that the council continues to show a lack of vision and ambition in the revitalisation and redevelopment of its assets

Comment by	Mr Matt Dovey
Comment ID	dlpps73
Response Date	17/09/16 01:01
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.5
4	
Do you consider the draft Local Plan is legally compliant?	No
If no, is this because it is NOT: (see guidance notes for respondents)	. Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Symondshyde and other local residents and users of the HAT15 site in Local Plan policy SP24 were not consulted. The plan was not adequately publicised by WHBC. Local councils, including Wheathampstead Parish Council, Sandridge Parish Council and St Albans District Council have not been consulted about HAT15

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Symondshyde site in Local Plan policy SP24 has not been justified as an appropriate strategy based on evidence. The site is in contradiction with section 6 Settlement Strategy and Green Belt Boundaries, para 6.3. The site will have a detrimental impact on the area. It will ruin what is a great part of our local area for ever.

There is no infrastructure to support this development. New roads will be required, more green belt eaten up. The extra traffic the 1130 house will generate will help overload an already busy local road network. This extra traffic, around 2 vechcals to every new home, 2260 will also increase pollution and increase carbon emissions.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Scrap Local Plan policy SP24

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Matt Dovey
Comment ID	dlpps72
Response Date	17/09/16 00:37
Consultation Point	Policy SADM 32 Little Heath (View)
Status	Processed
Submission Type	Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The addition of 135 dwellings is unsatanable in Little Heath. There is no brownfield site so greenbelt will need to be built on this unacceptable impact on the local landscape.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove from policy

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mr Miles Soppet

Comment ID dlpps71
Response Date 16/09/16 17:49
Consultation Point Figure 16 - Symondshyde Strategy Diagram ([View](#))
Status Processed
Submission Type Web
Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Local Councils in St Albans, Wheathampstead and Sandridge have not been consulted about the development at Symondshyde. It affects these people much more than Welwyn Hatfield residents

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

In local plan 24 Welwyn Hatfield council said that they would not approve sites that ate into the green belt, had poor access, poor services and would impair the landscape. The Simondshyde development ticks all these boxes. Welwyn Hatfield council have not justified ruining the green belt for this project.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of plan SP24 will achieve this.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.)

No

How did you hear about this consultation?

Comment by	Mr Simon Martin
Comment ID	dlpps70
Response Date	16/09/16 17:45
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant?

No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Local residents were not consulted and the plan was not adequately publicised by WHBC. The first information I had about the plan was when I received a leaflet through the door and read further details in the local Parish Council magazine. I understand that local Councils, including Wheathampstead Parish Council (where I live), Sandridge Parish Council and St Albans District Council have not been consulted about HAT15

5

Do you consider the Local Plan is sound?

No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Symondshyde site is in the Green Belt. It is reached by narrow country roads. Even if the lanes were widened to improve access to the road to the north of the site (ie the road from Wheathampstead to Lemsford), traffic would still use the lanes to the south towards Sandridge. There are no services. There are no plans to increase the number of secondary school places and there are already issues providing places for pupils from Wheathampstead. The impact of a development of this size in this location on the local landscape and the Green Belt would be catastrophic and irreversible. The next step would then be to infill on the Green Belt between the existing boundaries of Welwyn Hatfield and the new development. I have not seen any evidence from WHBC justifying the proposed destruction of this Green Bely site

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Drop Local Plan policy SP24.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Robert Jackson
Comment ID	dlpps69
Response Date	16/09/16 16:52
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web

Version 0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I am less than one (1) mile from the proposed development and you have not consulted me or advertised your plans. My local council (Sandridge Parish Council) also have no knowledge of your proposal therefore you are not in-line with what is required from you.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

From what I have read (even though you have not consulted) there is no justification for building on green belt land at Symondshyde, even your own study in October 2012 would have rejected this area on several counts. 1. Poor access 2. No services 3. Green Belt vandalism.

The UK Governments supports Green Belt in this statement "*The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*"

The area serves many of the reasons for the existence and purpose of green belt and gives access to many people walking, cycling and riding. The area is not served by suitable roads for the massive increase in traffic and any traffic travelling west from the proposed village will have to negotiate a single track very narrow lane that is already causing conflict to motorists, commercial traffic, cyclists, walkers and horse riders. Gascoyne Cecil take the view that drivers wanting to travel west of Symondshyde will do so by travelling east to Hatfield and south to the A414 before travelling north via St. Albans to rejoin with the route if they had travelled directly on Hammonds Lane. A ludicrous insult to anyones intelligence.

It is your duty to protect Green Belt from developers, for us (the people) and by not consulting and advertising a very significant change to the environment is at odds with your duty.

How have/do you justify building on Green Belt at Symondshyde?

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will

need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Do not go ahead with Local Plan policy SP24.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Word of mouth

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

Make local people more aware of upcoming proposals. A more user friendly website where it is easy to find what is being discussed. It has taken some while for me to find the proposal and how to comment on what is happening. It's like you don't actually want local people to find out until it's too late. Don't forget who you work for us the public at large, you are not the front office for private enterprise!!

Comment by	Dr Judith Allfrey
Comment ID	dlpps68
Response Date	16/09/16 15:21
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

. Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I am a regular leisure cyclist in the lanes around south Hertfordshire, including the Symondshyde area. and a member of 3 cycle clubs that use the area. We were aware of the proposed "green corridor" but only found out about the proposals for a new village from local opposition.

5

Do you consider the Local Plan is sound?

No

If no, is this because it is NOT: (see guidance notes for respondents)

. Justified

. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

WHBC have not provided any evidence based justification for release of this site from the Green Belt. The proposed development would undermine the green belt because it is not served by any existing services (roads, buses, schools) and has poor access. The lanes in this area such as Symondshyde Lane are very narrow with limited room for cars to pass each other or overtake cyclists and poor road surfaces that would be damaged further by more traffic. They are already difficult to access by road bikes in winter. The bigger roads such as Coopers Green Lane are already congested, fast and narrow and not safe for cycling.

I am a regular leisure cyclist in the lanes around south Hertfordshire, including the Symondshyde area. I am concerned that the proposed development in Symondshyde would not be sustainable and is a totally inappropriate development in the green belt contrary to Government planning policy on the green belt. The development will encourage car use and generate massive pollution and greenhouse gas emissions, contrary to Government policy and to policies in the draft Local Plan for the protection and enhancement of environmental assets.

Welwyn Hatfield's policy on sustainable development says the council will "locate new development to minimise the need to travel and prioritise the use of previously developed land". Symondshyde does not achieve this. Neither has a proper justification been made for developing the green belt in this location.

The proposed village would of necessity generate high car use. There would be very limited employment and leisure opportunities there and no secondary school. The inhabitants would drive to their employment, or to a station, and drive their children to school.

The lanes in this area such as Symondshyde Lane are very narrow with limited room for cars to overtake cyclists and poor road surfaces that would be damaged further by more traffic. They are already difficult to access by road bikes in winter. The bigger roads such as Coopers Green Lane are fast and narrow and not safe for cycling.

The construction traffic would cause considerable disruption and further damage the very poor road surfaces.

The consultation document states that "a further substantial allocation separate from the towns and villages is required". It does not explain why this additional housing can not be found by expanding the existing towns and villages. It states the Symondshyde site "is suitable, available and deliverable" and "the aim is to make the new settlement as sustainable as possible". While it refers to investing in "sustainable travel links", it does not explain what these links might be. The likelihood is that the settlement will become one with several cars per household, generating additional car use in an area that is already congested. The decline in bus services, consequent on pressures on local authority budgets, suggests that bus services will decline, once any initial subsidy has been used. The existing

roads are fast and narrow which will limit their use by cyclists. Even is it is possible to build segregated cycle routes, these may get limited use in winter (risk of ice) and wet or windy weather.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Development should surely be focused on existing areas of Hatfield. If more land is required, it should be taken from land immediately adjacent to Hatfield or (as a second resort) from villages with good rail links and safe cycle routes into Hatfield.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	mrs penny williams
Comment ID	dlpps67
Response Date	16/09/16 13:42
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Government policy require 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt - this has not been provided

5

Do you consider the Local Plan is sound?

No

If no, is this because it is NOT: (see guidance notes for respondents)

Justified

Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

1. this is unrestricted settlement in the middle of high grade Green Belt and the Council's own Green belt review stated that this area 'makes a significant contribution towards safeguarding the countryside.. and contributes to two of the five purposes of the Green Belt'. This is also a n area for leisure pursuits much appreciated by many people and it is at present unspoiled, any development would degrade what is left.
2. Development here is unsustainable, it would be an isolated settlement without sufficient amenities which means increased use of cars on local rural roads which is against Government policy except in special circumstances, No special circumstance have been adduced.
3. The site is difficult for construction traffic to access given the nature of the rural roads which would be damaged by such traffic.
- 4, The site is next to Symondshyde Great wood and Hammond's Wood - ancient woodland and local designated wildlife sites, the area is of historic interest as an area of old heathland. The National Planning Policy Framework states 'planning permission should be refused for development resulting in a loss or deterioration of irreplaceable habitats including ancient woodland. Moreover it states that councils 'must identify and protect areas of tranquility which have remained undisturbed by noise and are prized for their recreational and amenity value for this reason'
5. There is very little prospect of bus services to this area in the foreseeable future leading to a significant increase in pollution and greenhouse gases so does not protect and/or enhance environmental assets. This development does not 'actively manage the fullest possible use of public transport, walking and cycling' nor 'focus significant development in locations which are or can be made sustainable' given the history of HCC cutting rural bus services.
6. This site was not included in the January-March 2015 draft plan and has been added without consultation. The Council has not abided by the NPPF in engaging in 'early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses' nor with the wider section of the community who make use of this area..

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

There should be NO development at Symonside

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Ms Mardell
Comment ID	dlpps66
Response Date	16/09/16 12:48
Consultation Point	Policy SADM 21 Housing allocations in Welwyn Garden City (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Statement of Community Involvement

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

HS6 (Han91) – Land at Gosling Sports Park

The importance and overwhelming public support for Panshanger Aerodrome was completely dismissed in previous consultations until a last minute legal challenge forced a reconsideration by the council. Now we see the inclusion of yet another major sports facility among the proposed sites for housing development.

Land at Gosling Sports Park has appeared since the last Local Plan consultation in January 2015 meaning the loss of the popular dry ski slope. It seems that awareness among the general public only

occurred following the appearance of an article in the Welwyn Hatfield Times on 13 th July 2016
http://www.whtimes.co.uk/news/petition_launched_online_to_save_welwyn_garden_city_ski_slope_1_4150918

A hastily arranged petition on Change.org garnered 808 signatories.
http://www.whtimes.co.uk/news/petition_launched_online_to_save_welwyn_garden_city_ski_slope_1_4150918 I'm sure many more would have signed this had they known about it but the local paper only has a tiny circulation (3,700 in WGC at the last audit). And in any case, is it not the responsibility of the council to disseminate information on the potential loss of such a community facility? Will this petition be taken into account when assessing the responses to its inclusion in the Local Plan?

In the future we might have significantly more homes concentrated in densely inhabited towns but at what cost to people's overall wellbeing? If the sports/leisure facilities and open green spaces within urban areas are allowed to be gobbled up by unchecked development we will end up living in a very sterile and unstimulating place.

Therefore,

I don't believe the inclusion of this site is prepared in accordance with the Statement of Community Involvement (public not engaged). In fact, although this latest consultation has been open for 17 days I've yet to see any published comments in the portal.

Nor do I believe it is justified (lacking evidence of participation of the local community and others having a stake in the area).

Nor do I believe it is consistent with national policy. The NPPF advises planners to consult Sport England on the loss of major sports facilities. Has this been done? No mention of its loss is made in the *Site specific considerations* in point 14.26 table 9.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

HS6 (Han91) – Land at Gosling Sports Park

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http://www.whtimes.co.uk/news/petition_launched_online_to_save_welwyn_garden_city_ski_slope_1_4150918

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Nor do I believe it is justified (lacking evidence of participation of the local community and others having a stake in the area).

Nor do I believe it is consistent with national policy. The NPPF advises planners to consult Sport England on the loss of major sports facilities. Has this been done? No mention of its loss is made in the *Site specific considerations* in point 14.26 table 9.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The council should be providing effective and meaningful engagement with all stakeholders and Sport England alerting them to the plans for this site and seeking /acting on resultant feedback. It's hard to believe that most people really want housing at the expense of the continued insidious erosion of leisure/sporting facilities.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

So many complex and lengthy documents involved in this public consultation make it extremely difficult for all but the most tenacious to read and fully digest its contents and grasp its implications. Most of those who will be affected by these housing developments probably don't have the time or stamina to read the hundreds of pages of documentation let alone the time/expertise to dig their way through all the additional supporting documentation hiding the minutiae that might be critical to taking an informed view. Far too arcane!

Comment by Mr James Bowman

Comment ID dlpps65

Response Date 16/09/16 11:22

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
 . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

In planning terms, there is a strong presumption against inappropriate development of the Green Belt. Housing at Symondshyde is an inappropriate development.

Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said "We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries". Welwyn and Hatfield are ignoring central government policy on Green Belt protection.

Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

The roads around the site are mainly narrow rural lanes, single track with limited passing places. Development at Symondshyde would result in a huge increase in traffic from over a thousand homes that are isolated from shopping, leisure, work, health and school facilities. Local roads are already gridlocked at peak times.

Although a bus service from Symondshyde to Hatfield is proposed as part of the plan it will not address the issue of traffic on the "St Albans" side of the development. Additionally, funding is only committed

for a specific period and the service is unlikely to be commercial in the long term and is unlikely to continue after the period of funding.

The site would be very difficult for construction traffic to access. The surrounding roads, Coopers Green Lane, Cromer Hyde Lane are narrow rural lanes that would be irreparably damaged by construction activities. Large vehicles using the area during the period of development will be a danger to other road users and create huge nuisance (dust, noise, vibration, traffic) for local residents.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I believe all local parties, with an interest in the decision should be given the opportunity to take part.

9

Do you wish to be notified of any of the following:

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- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Facebook

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

It should have been more widely publicised. And the ability to comment should be easier. The consultation required me to register and then search out the are of your website to comment. It is not immediatly obvious how to. It appears hidden!

Comment by	Mrs Kate Hawks
Comment ID	dlpps64
Response Date	16/09/16 11:17
Consultation Point	Figure 16 - Symondshyde Strategy Diagram (View)
Status	Processed
Submission Type	Web

Version 0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

This plan has not been adequately published by Welwyn Hatfield Borough Council. I am a Welwyn Hatfield Borough Council resident living within 1.5 miles of this proposed development and I have been given no information at all about the proposals. I have not been consulted about local plan policy SP24 Hat 15 local plan. I regularly walk in the area of the proposed development and there have been no signs or documents outlining any plans.

Our neighbouring local councils including Sandridge Parish Council, Wheathampstead Parish Council and St Albans Parish council have also not been consulted about HAT15 local plan policy SP24, which is a development that would have a significant impact on their local services.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Symondshyde site in Local Plan policy SP24 has not been justified as an appropriate strategy based on evidence. WHBC undertook a study to identify land availability in October 2012 (SHLAA Phase 2) and discounted any sites that would: undermine the Green Belt through coalescence, had poor access, were poorly served by existing services or would have an unacceptable impact on the local landscape.

Symondshyde would have been rejected on all of these counts. Symondshyde has no existing services (housing in this area is not on mains water and is fed by private water supplies). The access is via mature ancient woodland along a single track road with passing places so access is very poor. The woodland here has been documented since the iron age and is home to many species of bird, butterfly and newt. The governments national planning policy states that planning permission should be refused for developments that deteriorate irreplaceable habitats.

The HAT15 site at Symondshyde is at odds with national policy (National Planning Policy Framework) in numerous ways. Welwyn Hatfield Council have not demonstrated any exceptional circumstances for developing what is clearly Green Belt land. The surrounding roads are all single track lanes with passing places, which would not cope with the increased traffic that would result from this development. National policy states that new housing should enhance / maintain the vitality of local rural communities. There currently is a single grade II listed farmhouse where the proposed development is sited which would completely alter the peaceful feeling of this area.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of the local plan policy SP24 will achieve this.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Stephen Greenwood
Comment ID	dlpps63
Response Date	16/09/16 11:13
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Relevant interested bodies have not been properly consulted.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

A new village on unspoilt green belt land is not justified nor compliant with Welwyn-Hatfield's own green belt policy.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
. When the Inspectors Report of the Welwyn Hatfield Local Plan is published.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Alice Elder
Comment ID	dlpps62
Response Date	16/09/16 09:17
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

. Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I was really shocked that that local residents and all the many other users of the HAT15 site in Local Plan policy SP24 were not consulted appropriately, and in my opinion the plan was not adequately publicised by WHBC. I also find it unacceptable that the local councils who will be greatly affected by this development (including but not limited to Wheathampstead Parish Council, Sandridge Parish Council and St Albans District Councils) have not been consulted about HAT15 either.

5

Do you consider the Local Plan is sound?

No

If no, is this because it is NOT: (see guidance notes for respondents)

. Justified

. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.

The National Planning Policy Framework specifically states that: “ *Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged*”. [para 155] Welwyn and Hatfield Borough Council have not done this, there has been no consultation with local people or councils and a late stage first and final consultation will begin on 30 thAugust 2016.

The site would be very difficult for construction traffic to access. The surrounding roads, Coopers Green Lane, Cromer Hyde Lane are narrow rural lanes that would be irreparably damaged by construction activities. I use these lanes to commute to work and traffic would be significantly increased and disrupted by the presence of so many large construction vehicles. I also use these lanes to cycle with my children and would not feel safe to do so if I were being overtaken by large, noisy and emission producing construction vehicles.

Current government policy requires ‘exceptional circumstances’ to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said “*We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries*”. Welwyn and Hatfield are clearly ignoring this central government policy on Green Belt protection.

The creation of this new development will degrade significantly the beautiful and tranquil area of green belt land that is a haven for wildlife, vegetation and the public. It will also increase significantly the likelihood of further future development in this area leading to future coalescence of Hatfield into the new settlement and close the strategic gap between Wheathampstead, Hatfield and St Albans.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

I believe that removal of Local Plan policy SP24 (the policy that will trigger the Symondshyde development) will achieve this.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Chris Foreman
Comment ID	dlpps61
Response Date	15/09/16 22:28
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

People in Wheathampstead have not been informed about the development by the Welwyn Council.

I have seen very little information about the plans until the media started to produce articles and local groups started talking about it.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I believe that the government policies are at variance to the plan for the village.

I cannot see that the requirement for housing in this area is justified.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

I believe that the plan should be removed.

Before any further development goes ahead in the Home Counties, we must consider whether we should really encourage the growth that is driving the need for housing.

Apart from losing valuable greenbelt, we are slowly destroying any recreational areas.

It should be time to look at the way the London sprawl needs to be stopped and with many ways to conduct business over the Internet

Secondary Schools are already at a premium in Wheathampstead and encouraging more families to live in the area will make things worse.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Ms Emma Hall
Comment ID dlpps60
Response Date 15/09/16 22:13

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Lack of local consultation.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This is Green Belt land and should be protected.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of policy SP24

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Stephen Clark
Comment ID	dlpps59
Response Date	15/09/16 22:12
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I believe that the required consultation has not taken place and on the face of it this plan has been hidden from users of this area

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This is an area of great natural beauty that I regularly visit either cycling, running or walking. The lack of local infrastuctue including narrow roads are what makes it an attractive place to visit but are what makes it unsuitable for a substantial housing development. The area is crisis crossed by public rights of way between ancient woodland which are a valuable amenity that would be lost to the local community forever. It also links to the nearby Heartwood Forest which is trying to attract visitors.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

i believe that this is fundamentally inappropriate

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Bev Bev Boss
Comment ID	dlpps58
Response Date	15/09/16 21:31
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I do not believe that the consultation process is legally compliant or adequate. i) the site was not included in the Welwyn Hatfield's draft local plan Jan - March 2015 and was added late in the process without any formal consultation process. ii) Local knowledge of the proposal is limited and there are no proposed drop ins at the nearest villages Wheathampstead and Lemington, meaning that local residents directly impacted may not have had the chance to respond. ii) Looking further afield the area is used by a wide range of cyclists and walkers from further afield, the consultation process has not made enough attempts to make these users aware of the proposed development

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I do not believe that the content of the plans is sound. i) The area is a greenbelt area, full of natural beauty. Myself my husband and our 2 young sons love visiting and walking through this beautiful area. It deeply saddens me that this space may not be available to them and many of the other local families in near future. Green belts were set up for a reason; to protect the encroachment of the urban into countryside, so that it is there for future generations. The government in June 2016 stated "*We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries*". I cannot see any "exceptional circumstances" to justify this proposal, and even Welwyn Hatfield's own review found this with SKM consultants saying "Symondshyde makes a "*significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt*". I do not see how this can be ignored. ii) The site is near to ancient woodland, and homes a great deal of wildlife and habitat. Additional housing, and traffic will damage and hurt this and lead to its deterioration. This is against the Governments National Planning Framework, which specifically states planning should not be allowed in these situations. iii) The nearby infrastructure is inadequate. Villages such as Wheathampstead, where I live on the High Street is narrow and already very congested at rush hour, with traffic queuing nose to tail at rush hour, some of the houses which line the high street like ours have very old and very narrow roads and drives and it requires both sides of the road to swing round and pull out. I genuinely do not see how they can cope with an extra 1000 households using these same roads. This will just bring total gridlock, causing pollution and hurting local businesses. I also commute close by the site, so know how busy these roads are in the mornings and evenings, and how dangerous these roads are for cyclists. This will only worsen if the new site goes ahead and will deter more cyclists from risking these roads.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of local plan policy SP24 - Symondshyde development

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I do not believe the planned proposal is compliant with the government framework, or gives enough weight to the environmental impact, or the fact that this is greenbelt land.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Simon Boss
Comment ID	dlpps57
Response Date	15/09/16 21:20
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The site was added late in the process without any formal consultation process. It wasn't included in the Welwyn Hatfield's draft local plan January - March 2015 Secondly, the area is used by a wide range of cyclists, horse riders and walkers from further afield, the consultation process has not made enough attempts to make these users aware of the proposed development

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Additional traffic and pollution will damage the nearby ancient woodland and lead to its deterioration. This is against the Governments National Planning Framework, which specifically states planning should not be allowed in these areas. The nearby infrastructure is inadequate. Nearby village roads are narrow and already very congested at rush hour, with traffic queuing nose to tail they were not designed to cope with the amount of traffic currently using them, let alone more from this development. I also commute to Hatfield from Wheathampstead on some days so know how busy these nearby roads and narrow lanes are. The area is a greenbelt area. Our family and young children love walking through this beautiful area and seeing the countryside and wildlife. The government in June 2016 stated *"We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries"*. I cannot see any "exceptional circumstances" to justify this proposal, and even Welwyn Hatfield's own review found this with SKM consultants saying "Symondshyde makes a " *significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt"*. This proposal is not justified under that basis.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of SP24 local plan policy - Symondshyde development

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I would like to put my opinions to the hearing as I do not believe they have taken the views of nearby residents into account, nor do I believe the proposal is justified.

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mrs Bev Bev Boss
Comment ID dlpps56
Response Date 15/09/16 21:00
Consultation Point 24 New Village ([View](#))
Status Processed
Submission Type Web
Version 0.4

Files

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I do not believe that the consultation process is legally compliant or adequate. i) the site was not included in the Welwyn Hatfield's draft local plan Jan - March 2015 and was added late in the process without any formal consultation process.ii) Local knowledge of the proposal is limited and there are no proposed drop ins at the nearest villages Wheathampstead and Lemington, meaning that local residents directly impacted may not have had the chance to respond. ii) Looking further afield the area is used by a wide range of cyclists and walkers from further afield, the consultation process has not made enough attempts to make these users aware of the proposed development Finally I am re-attempting to submit my comments on this proposal. The first time resulted in an error message and all comments were deleted. Given that I had spent an hour typing my comments and objections I wonder how many other people who wanted to comment on this proposal simply gave up, rather than invest more time re-commenting (screen shot of error message attached)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

I strongly object to the draft Local Plan proposal to build housing at Symondshyde. And I do not believe that the content of the plans is sound. i) The area is a greenbelt area, full of natural beauty. Myself my husband and our 2 young sons love visiting and walking through this beautiful area. It deeply saddens me that this space may not be available to them and many of the other local families in near future. Green belts were set up for a reason; to protect the encroachment of the urban into countryside, so that it is there for future generations. The government in June 2016 stated *"We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries"*. I cannot see any "exceptional circumstances" to justify this proposal, and even Welwyn Hatfield's own review found this with SKM consultants saying " Symondshyde makes a *" significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt"*. I do not see how this can be ignored. ii) The site is near to ancient woodland, and homes a great deal of wildlife and habitat. Additional housing, and traffic will damage and hurt this and lead to its deterioration. This is against the Governments National Planning Framework, which specifically states planning should not be allowed in these situations. iii) The nearby infrastructure is inadequate. Villages such as Wheathampstead, where I live on the High Street is narrow and already very congested at rush hour, with traffic queuing nose to tail at rush hour, some of the houses which line the high street like ours have very old and very narrow roads and drives and it requires both sides of the road to swing round and pull out. I genuinely do not see how they can cope with an extra 1000 households using these same roads. This will just bring total gridlock, causing pollution and hurting local businesses. I also work in Welwyn so go past the proposed site on my commute to work, I know how busy these roads are and how dangerous for cyclists even with the current traffic levels, an increase in these traffic levels will undoubtedly increase the risk further for cyclists and deter them from travelling to work this way.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I do not believe the plan considers highly enough the impact of greenbelt, environment and traffic at this site and it does not comply with government guidelines

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Newspaper

We monitor the effectiveness of our consultation. No
Have you found this consultation helpful?

What do you think we can do to improve our consultation?

Not enough publicity of proposal. Only knew about through newspaper article against the development. Website is slow and not intuitive. Proposals are not clearly labelled. Plus website seems to have bugs; I submitted my proposal only to receive an error message, so had to re-start. How many other people commenting faced the same problem and didn't re-do their comments.

Comment by ms katy cheetham

Comment ID dlpps55

Response Date 15/09/16 15:16

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Local residents and users of the HAT15 site in Local Plan policy SP24 have not been consulted and that the plan not adequately publicised by WHBC. Local councils particularly Wheathampstead which is very close to the planned development Wheathampstead and also Sandridge Parish Council and St Albans District Council have not been consulted about HAT15.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

WHBC undertook a study to identify land availability in October 2012 (SHLAA Phase 2) and discounted any sites that would: undermine the Green Belt through coalescence, had poor access, were poorly served by existing services or would have an unacceptable impact on the local landscape.

Symondshyde would have been rejected on all of these counts. WHBC have not provided any evidence based justification for release of this site from the Green Belt.

The HAT15 site at Symondshyde is at odds with national policy (National Planning Policy Framework, NPPF – available under Resources menu) in numerous ways.

Green Belt:

In planning terms, there is a strong presumption against inappropriate development of the Green Belt. Housing at Symondshyde is an inappropriate development.

1 Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said "*We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries*". Welwyn and Hatfield are ignoring central government policy on Green Belt protection.

2 This site (HAT15) creates an unrestricted settlement in the middle of high grade Green Belt. This would pose a significant risk of future coalescence of Hatfield into the new settlement and close the strategic gap between Wheathampstead, Hatfield and St Albans.

3 Welwyn Hatfield's own Green Belt review (by SKM Consultants) stated that Symondshyde makes a "*significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt*". The findings have been ignored by Welwyn Hatfield Borough Council.

4 This area of Green Belt is largely unspoilt and is criss-crossed by an extensive network of rights of way offering local communities a much valued and well-used choice of walking, cycling and horse riding routes of varying lengths as well as access to nature. The area is quiet, offers views out over the Lea Valley with a variety of habitats and landscape features. These habitats and landscape features will be substantially degraded with a large, new settlement in its centre.

5 **Environment**

6 The NPPF Framework states that a Core Principle is to "*contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value*". [para 17] This proposal will harm the natural environment, cause immediate and long term harm to the Green Belt and will not reduce pollution.

1 The site is adjacent to Symondshyde Great Wood and Hammond's Wood which is an ancient woodland. The woods are designated Local Wildlife Sites and are home to rare flora and fauna such as butterflies, skylarks, brown hares, yellowhammers, red kites, etc. No amount of 'mitigation' by the developer will protect these habitats. In fact mineral extraction, restoration and housing development will cause significant harm.

2 The manor of Symondshyde was recorded in the Domesday Book of 1086 and these days contains areas of rare heathland and ancient woodland at Hammonds Wood.

3 The Government's Nation Planning Policy Framework is very clear on the need for protection of special habitats and ancient woodlands. In particular it states that "*planning permission should be refused for development resulting in the loss or **deterioration** of irreplaceable habitats, including ancient woodland*".

4 The Planning Policy Framework also states that councils must "*identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*". Welwyn and Hatfield Borough Council are ignoring this government policy in relation to Symondshyde.

5 **Pollution**

6 The proposed development is unsustainable in environmental terms. No public transport serves the area around the site, and by the Council's own admission, there is very little prospect of bus services to the site in the foreseeable future.

1 A further core principle is that any development should; "*actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable*". This development would not do that. Despite claims that bus services would be provided, Hertfordshire County Council has consistently cut services to rural communities and this settlement would rely on car usage for all major economic and social needs.

2 **Infrastructure**

3 Roads around the site are mainly narrow rural lanes, single track with limited passing places. Development at Symondshyde would result in 2,000+ vehicles generated by households isolated

from any larger shopping, leisure, community, health and employment facilities. Local roads are already gridlocked at peak times and with the addition of 1,130 houses at Symondshyde and 1,650 at HAT1 there is the potential for an additional 5000+ cars using local roads. Any new roads or upgrade will have massive and catastrophic effect on wildlife which is already under constant threat.

- 1 Government policy in the National Planning Policy Framework states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances”*. Those special circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt..
- 2 The site would be very difficult for construction traffic to access. The surrounding roads, Coopers Green Lane, Cromer Hyde Lane are narrow rural lanes that would be irreparably damaged by construction activities.
- 3 **Finally**
- 4 The site was not included in Welwyn Hatfield’s draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.
 - 1 The National Planning Policy Framework specifically states that: *“ Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged ”*. [para 155] Welwyn and Hatfield Borough Council have not done this, there has been no consultation with local people or councils and a late stage first and final consultation will begin on 30th August 2016.
 - 2 Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The removal of Local Plan policy SP24 will achieve this.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback No

form? (If submitting more than one comment, please complete the feedback form once only.)

How did you hear about this consultation?

Comment by mrs karen bass
Comment ID dlpps54
Response Date 15/09/16 13:24
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Web
Version 0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I suggest that removal of Local Plan policy SP24 will make this legally compliant.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared
. Justified
. Effective
. Consistent with national policy

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mrs Melanie Mawer

Comment ID dlpps53

Response Date 15/09/16 12:56

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Local residents, site users and other councils representing surrounding areas should have been properly consulted and the plan should have been more fully publicised before being progressed.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
 . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

In my view development of the Symondshyde site cannot be justified as an appropriate strategy based on evidence. Although WHBC previously considered land availability it specifically discounted any sites that -had poor access, were poorly served by existing services, would undermine the Green Belt due to coalescence or would have an unacceptable impact on the local landscape. It seems quite clear to me that Symondshyde displays all of these characteristics and therefore should never have been considered as a likely site for this development. WHBC have yet to provide any evidence based justification for releasing the Symondshyde site from our precious Green Belt.

The Symondshyde proposal is also counter to the National Planning Policy Framework in several ways including -

* The national imperative to protect green belt except in very exceptional circumstances - the demand for housing alone can never justify destruction of green belt areas especially one like Symondshyde which is so widely used by a huge number of people for exercise and recreation.

* Access to the areas around the Symondshyde site is already difficult due the narrow roads and weight of traffic. Add to this a huge number of cars from the development and heavy vehicles through the construction period and you can be sure of an ongoing state of chaos.

* Surely any rural development should enhance what is there already and not destroy it. An alternative site, possibly bringing brownfield areas back into use must always be a better option by improving what is there currently instead of completely changing the nature of an existing rural area.

* The Symondshyde area benefits wildlife and has some fantastically old woodland which would suffer were the development to go ahead.

* Given the absence of local amenities and public transport the development would undoubtedly lead to a huge escalation in the volume of cars used by people living on the site and a consequential huge increase in pollution which is contrary to Government policy.

* Almost the most shocking part of the proposed development is that this was never part of the Local Plan and it seems outrageous for a proposal to build such a devastatingly large development of housing on such a tranquil green belt site to be parachuted in at the last minute without early and meaningful consultation. It is almost as though this last minute strategy was designed so that people perhaps wouldn't notice and have time to object so that the development went ahead by default.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

I would suggest that Local Plan policy SP24 is removed.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs VS Richards
Comment ID	dlpps52
Response Date	15/09/16 12:26
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed

Submission Type Web

Version 0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

There's something very underhand about the way this proposed development has been included in the Local Plan, as indicated by the fact that on WHBC's own planning portal it is simply listed as "new village". In my opinion, people who use the HAT15 site in the Local Plan policy SP24 have not been consulted. It is my understanding that local residents were not consulted either. The plan has not been publicised adequately by WHBC. There should have been a proper local "conversation" about this plan, but this has not happened. I also understand that local councils, including Wheathampstead Parish Council, Sandridge Parish Council and St Albans District Council have not been consulted about HAT15.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

NOT Justified – And the whole impression of this proposed development is that it's been included in the Local Plan at the last minute without properly rigorous assessment as to whether it complies with the local or national requirements. I understand that WHBC undertook a study to identify land availability in October 2012 (SHLAA Phase 2) and discounted any sites that would: undermine the Green Belt through coalescence, poor access, were poorly served by existing services or would have an unacceptable impact on the local landscape. I believe that the Symondshyde development would have been rejected on all of these counts. In addition, WHBC have not provided any evidence-based justification for release of this site from the Green Belt, therefore the Symondshyde site in Local Plan policy SP24 has not been justified as an appropriate strategy based on evidence.

NOT consistent with national policy - The HAT15 site at Symondshyde is not compliant with national policy (National Planning Policy Framework, NPPF). There are many grounds for stating this –but as an example, the National Planning Policy Framework states that *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances"*. These circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt.

In addition, the National Planning Policy Framework emphasises the need for protection of special habitats and ancient woodlands. In particular it states that *"planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland"*.

The proposed planning site is adjacent to ancient woodland, which has been designated a Local Wildlife Site. There are also heathland habitats, which are being preserved and enhanced in other areas of Hertfordshire, such as at nearby Gustard Wood. The whole Symondshyde area is well-known as a habitat for rare birds, hedgehogs, amphibians, insects and butterflies.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Removal of Local Plan policy SP24 (the policy that will trigger the Symondshyde development).

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Alison Heine
Comment ID	dlpps51
Response Date	14/09/16 13:45
Consultation Point	Table 6 - Gypsy and Traveller Sites and pitch provision (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The site allocations, whilst welcome, will not address the immediate need for Gypsy Travellers and seem very uncertain for the future post 2017. Proposed policy is not compliant with PPTS. It is not informed by a robust up to date need assessment.

The 2016 need assessment appears to identify an immediate need for 37 pitches 2016-2020 due largely to the large backlog inherited from 2011 and the large waiting list. I worry that need is underestimated. There appears to be no allowance for household formation. The need assessment failed to secure interviews with households. It is not clear how the backlog/ unauthorised developments comes to 22 pitches and how this is made up. Only 19 pitches are proposed by 2022. This will not meet the identified need. Of the 19 pitches proposed to meet the immediate need

12 pitches- Foxes Lane. This is a private site. An application to add additional pitches has been pending since 2013. It appears to have stalled. It is retrospective. The site has been accommodating additional families contrary to the appeal decision for several years. There are drainage objections which do not appear to be capable of being addressed. There is no guarantee this will be delivered. It should not be relied on if there is no realistic chance permission will be granted for additional pitches on this land. The current site/ applications include an element of transit provision which is not mentioned/ relied on.

6-Four Oaks, This is a private family site. The Council can not guarantee the extra pitches will be provided or made available to meet the existing need. I question if there is space on this site for 6 additional pitches. Some of this provision appears designed to meet an immediate (retrospective) need. It will not address need arising elsewhere. There are issues with road noise.

The sites proposed are in the Green Belt. If they are not inset from the Green Belt there is not certainty permissions will be delivered.

Table 6 omits Thunderbridge Yard which is occupied and has a current application for 4 plots. This has similar issues to Foxes Lane (Green Belt, land close to railway line and flooding/ drainage issues). However there is no first hand evidence Thunderbridge Yard itself would flood. The land has been raised for a former stable development. It was a former gas holder site. It adjoins a small watercourse which it is claimed is liable to flood but most of this risk arises to the west on the other side of the railway line. At the appeal no evidence was forthcoming to show the site itself would flood. It is not clear if the 2016 need assessment accounted for the increased need on this site or not. The occupants are Irish Travellers. Their needs will not be met at Foxes Lane (English Travellers) or Four Oaks (private family site). It is far from clear where / how this need will be met if this site is not allocated as well or some additional site allocation is made for the family who occupy this site.

It is understood there is another application pending for the Worm Farm site Gt North Road. It is not clear if their needs are taken into consideration.

There is a large element of need arising from the waiting list for Council sites but this is not addressed in Table 6 as no new socially provided sites are proposed to 2022.

There is no transit provision. This is essential given the emphasis in PPTS (2015) that to be settled Travellers must travel for work. All Councils should make provision for transit sites to ensure Gypsy Travellers can still travel for work and comply with the new national definition in PPTS.

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Need for more flexibility to site delivery to provide choice of sites by location, size, tenure, ethnicity and type (residential/ transit, private family, private rented, transit)

Need to consider merits of Thunderbridge Yard which is well located for services and occupied despite concerns of rail noise and flood risk. The issues are similar to those at Foxes Lane.

Need to make more provision to address immediate need and backlog that was never addressed since 2011/ as well as household formation which appears to be omitted from 2016 need assessment

Need for transit sites

Need to inset any proposed sites from the Green Belt.

Need to make more social provision to provide choice of site by size, tenure, location etc to accommodate those on the waiting list

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Alison Heine
Comment ID	dlpps86
Response Date	14/09/16 13:45
Consultation Point	Policy SADM 28 Oaklands & Mardley Heath (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The site allocations, whilst welcome, will not address the immediate need for Gypsy Travellers and seem very uncertain for the future post 2017. Proposed policy is not compliant with PPTS. It is not informed by a robust up-to-date need assessment.

The 2016 need assessment appears to identify an immediate need for 37 pitches 2016-2020 due largely to the large backlog inherited from 2011 and the large waiting list. I worry that need is underestimated. There appears to be no allowance for household formation. The need assessment failed to secure interviews with households. It is not clear how the backlog/ unauthorised developments comes to 22 pitches and how this is made up. Only 19 pitches are proposed by 2022. This will not meet the identified need. Of the 19 pitches proposed to meet the immediate need

6-Four Oaks, This is a private family site. The Council can not guarantee the extra pitches will be provided or made available to meet the existing need. I question if there is space on this site for 6 additional pitches. Some of this provision appears designed to meet an immediate (retrospective) need. It will not address need arising elsewhere. There are issues with road noise.

The sites proposed are in the Green Belt. If they are not inset from the Green Belt there is not certainty permissions will be delivered.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Need for more flexibility to site delivery to provide choice of sites by location, size, tenure, ethnicity and type (residential/ transit, private family, private rented, transit)

Need to inset any proposed sites from the Green Belt.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

- Do you wish to be notified of any of the following:**
- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
 - . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
 - . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mrs Alison Heine
Comment ID dlpps85
Response Date 14/09/16 13:45
Consultation Point Policy SADM 30 Welham Green ([View](#))
Status Processed
Submission Type Web
Version 0.5

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The site allocations, whilst welcome, will not address the immediate need for Gypsy Travellers and seem very uncertain for the future post 2017. Proposed policy is not compliant with PPTS. It is not informed by a robust up-to-date need assessment.

The 2016 need assessment appears to identify an immediate need for 37 pitches 2016-2020 due largely to the large backlog inherited from 2011 and the large waiting list. I worry that need is underestimated. There appears to be no allowance for household formation. The need assessment failed to secure interviews with households. It is not clear how the backlog/ unauthorised developments comes to 22 pitches and how this is made up. Only 19 pitches are proposed by 2022. This will not meet the identified need. Of the 19 pitches proposed to meet the immediate need

12 pitches- Foxes Lane. This is a private site. An application to add additional pitches has been pending since 2013. It appears to have stalled. It is retrospective. The site has been accommodating additional families contrary to the appeal decision for several years. There are drainage objections which do not appear to be capable of being addressed. There is no guarantee this will be delivered. It should not be relied on if there is no realistic chance permission will be granted for additional pitches on this land. The current site/ applications include an element of transit provision which is not mentioned/ relied on.

The sites proposed are in the Green Belt. If they are not inset from the Green Belt there is not certainty permissions will be delivered.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Need for more flexibility to site delivery to provide choice of sites by location, size, tenure, ethnicity and type (residential/ transit, private family, private rented, transit)

Need to inset any proposed sites from the Green Belt.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Alison Heine
Comment ID	dlpps50
Response Date	14/09/16 13:43
Consultation Point	Policy SP 7 Type and Mix of Housing (View)
Status	Processed

Submission Type Web

Version 0.3

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Latest need assessment for Gypsy Travellers (2016) does not seem robust and does not appear to be based on interviews with existing families. It is difficult to accept that so few were willing to take part. It is far from clear how hard the Council tried to carry out interviews. Without this it is not known how the Council can assess need. This just seems to be an update of an out of date survey done in 2011.

It is not clear how the allowance of 22 pitches for backlog/ unauthorised encampments is calculated but it appears to underestimate need at Thunderbridge Yard.

There does not appear to be any allowance for household formation

I do not understand how the figure of 10 is reached for waiting lists as the report appears to suggest a need for 15 pitches

There appears to be no allowance for in migration which seems unrealistic in this location close to Gt London in the knowledge few Gt London authorities are doing anything to address their need. I submit that much need is for those displaced/ out of district.

There is no mention of the family seeking consent for a site at the Worm Farm Gt North Road. Their agent tells me they are still stopping in the district but can not stop on their site.

As a result it could well underestimate need.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The figure of 61 pitches should be expressed as a minimum figure until a fully and robust study is done based on face to face interviews with all the families residing in the district. There is something sadly wrong with the approach taken when so many refuse to co operate. I have rarely come across an assessment with such a poor response rate. It is clear need is not being met. Policy admits that only 3 pitches have been granted since 2011 when it was known there was a need for at least 25 pitches. There is a significant backlog. The immediate need of 22 pitches is simply based on the outstanding balance and fails to have regard to emerging need since 2011 and household formation. It is not believable. Future need should be increased the persistent failure to address need. Provision should be front loaded to address the backlog.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Ms Sue Humphries
Comment ID	dlpps49
Response Date	14/09/16 12:26
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Consistent with the regulatory requirements for consultation

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective

Consistent with national policy

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Affinity Water Ltd ()
Comment ID	dlpps48
Response Date	14/09/16 11:49
Consultation Point	Table 13 - Site-specific considerations: Welwyn (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Whilst supporting the allocation of Site HS20 Wel3 for housing development, it is questioned whether site-specific consideration should include reference in Table 13 to the site's release from the Green Belt / juxtaposition with the Green Belt as a relevant consideration.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Amendment of Table 13 to refer to the sites location on the periphery of the Green Belt as a site specific consideration

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

To demonstrate how site H220 We3 could be developed without having a negative impact on the adjoining Green Belt

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Affinity Water Ltd ()
Comment ID	dlpps47
Response Date	14/09/16 11:49
Consultation Point	Policy SADM 29 Welwyn (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Whilst AWL support the allocation of their School Lane site HS20 (Wel3) from the Green Belt, it should be clarified that the capacity for 7 dwellings is in addition to the 3 houses already existing on the site - a total dwelling capacity of 10 dwellings.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Amendment of Policy SADM to refer to a dwelling capacity of 10 dwellings

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

To substantiate that the AWL School Lane site (HS20 Wel3) has capacity for 10 dwellings.

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by

Affinity Water Ltd ()

Comment ID dlpps46

Response Date 14/09/16 11:48

Consultation Point Policy SP 3 Settlement Strategy and Green Belt boundaries ([View](#))

Status Processed

Submission Type Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Whilst in support of the Council's spatial development strategy, it is questioned whether Policy SP3 should be amended confirm that the Green Belt boundary has been reviewed / amended as part of the Local Plan process to enable the limited release of sites for housing development.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Policy SP3 should be amended to specify that the existing Green Belt boundary has been reviewed / amended as part of the current Local Plan consultation process to enable the limited release of sites for housing development.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

To substantiate why it is justifiable to review / amend the Green Belt boundary as part of the current Local Plan process

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Affinity Water Ltd ()
Comment ID	dlpps45
Response Date	14/09/16 11:48
Consultation Point	Settlement Strategy and Green Belt Boundaries (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Para 6.1 - Whilst in support of the Council's proposed spatial strategy, it is questioned whether it needs to be clear in the plan which sites are to be released from the Green Belt and the justification for doing so.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

n/a

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

To set out the underlying justification for releasing a site from the Green Belt

9

Do you wish to be notified of any of the following: . When the Welwyn Hatfield Local Plan has been submitted for independent examination.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Lee Coomber
Comment ID	dlpps44
Response Date	14/09/16 10:18
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

This is a big whopping development in the middle of incredible green belt land, and yet was not in the draft local plan. As far as I can tell, there has been no meaningful consultation with the public as required by the National Planning Policy Framework.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This is a wonderful, tranquil area with so many paths and quiet roads for walking / running and cycling. A development of this size will destroy this tranquility and amenity provided to local communities.

This development is isolated from other local communities so will not benefit from local services, and it's hard to see how public transport is going to work in this location meaning people will be dependent on cars which is bad for its sustainability. I don't believe that the current road network is capable of supporting the extra traffic when there is already congestion problems at peak times.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Kathryn Birss
Comment ID	dlpps43
Response Date	13/09/16 16:43
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)

Status Processed

Submission Type Web

Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Compliant with the Duty to Co-operate

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

It does not fit with Wheathampstead Parish and Wheathampstead and District Preservation Society proposals for 20 years development.

It has not been widely consulted upon.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Not consistent with government principles of not building on Green Belt.

It can not be effective to be planning to damage/remove ancient woodland while much funding has been needed to create additional woodland at Sandridge.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Significantly fewer houses on this site.

Building of this scale on brown field sites.

I appreciate that using brown field sites - which are smaller and scattered across the borough - is more costly and therefore developers stand to make less money from development but I feel strongly that this should not be about profit but about protecting countryside as lungs of London.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr John Darby
Comment ID	dlpps167
Response Date	13/09/16 14:35
Consultation Point	Policy SP 22 North West Hatfield - SDS5 (Hat1) (View)
Status	Processed
Submission Type	Letter
Version	0.4
Files	Darby John DLPPS_Redacted.pdf

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS5/Hat1

[Darby John DLPPS_Redacted.pdf](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr John Darby
Comment ID	dlpps168
Response Date	13/09/16 14:35
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Letter
Version	0.4
Files	Darby John DLPPS Redacted.pdf

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS6/Hat15

[Darby John DLPPS Redacted.pdf](#)

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mrs Sally Bigland
Comment ID dlpps41
Response Date 13/09/16 14:21
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Web
Version 0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

It is against local and national policies on the Green Belt and Sustainability. Government policy requires exceptional circumstances to be demonstrated for taking land out of the Green Belt. You have not demonstrated those exceptional circumstances or provided evidence that many local people want to sacrifice 140 acres of Green belt land at Symondshyde for housing.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Green Belt:

- 1 In planning terms, there is a strong presumption against inappropriate development of the Green Belt. Housing at Symondshyde is an inappropriate development.
- 2 Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said *"We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries"*. Welwyn and Hatfield are ignoring central government policy on Green Belt protection.
- 3 This site (HAT15) creates an unrestricted settlement in the middle of high grade Green Belt. This would pose a significant risk of future coalescence of Hatfield into the new settlement and close the strategic gap between Wheathampstead, Hatfield and St Albans.
- 4 Welwyn Hatfield's own Green Belt review (by SKM Consultants) stated that Symondshyde makes a *"significant contribution towards safeguarding the countryside and maintaining the existing*

settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt". The findings have been ignored by Welwyn Hatfield Borough Council.

- 5 The site is isolated from any other urban development, being 1.3 kilometres (about a mile) from Hatfield Garden Village. If the HAT1 (SDS5) North West Hatfield site, which is also included in the draft Local Plan, is developed as proposed, the two sites will be approximately 1 kilometre apart.
- 6 This area of Green Belt is largely unspoilt and is criss-crossed by an extensive network of rights of way offering local communities an almost infinite choice of walking, cycling and horse riding routes of varying lengths as well as access to nature. The area is quiet, offers views out over the Lea Valley with a variety of habitats and landscape features. These habitats and landscape features will be substantially degraded with a large, new settlement in its centre.

Infrastructure:

- 1 The roads around the site are mainly narrow rural lanes, single track with limited passing places. Development at Symondshyde would result in 2,000+ vehicles generated by households isolated from any larger shopping, leisure, community, health and employment facilities. Local roads are already gridlocked at peak times and with the addition of 1,130 houses at Symondshyde and 1,650 at HAT1 there is the potential for an additional 5000+ cars using local roads.
- 2 Government policy in the National Planning Policy Framework states that *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances"*. Those special circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt.
- 3 Although a bus service from Symondshyde to Hatfield is proposed as part of the plan (funded from S106 contributions) in the long term this would be unsustainable. A bus service would no longer exist between the two settlements, once the statutory period had ended.
- 4 The site would be very difficult for construction traffic to access. The surrounding roads, Coopers Green Lane, Cromer Hyde Lane are narrow rural lanes that would be irreparably damaged by construction activities.

Wildlife and Environment:

- 1 The NPPF Framework states that a Core Principle is to *"contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value"*. [para 17] This proposal will harm the natural environment, cause immediate and long term harm to the Green Belt and will not reduce pollution.
- 2 The site is adjacent to Symondshyde Great Wood and Hammond's Wood which is an ancient woodland. The woods are designated Local Wildlife Sites and are home to rare flora and fauna such as butterflies, skylarks, brown hares, yellowhammers, red kites, etc. No amount of 'mitigation' by the developer will protect these habitats. In fact mineral extraction, restoration and housing development will cause significant harm.
- 3 The manor of Symondshyde was recorded in the Domesday Book of 1086 and these days contains areas of rare heathland and ancient woodland at Hammonds Wood.
- 4 The Government's Nation Planning Policy Framework is very clear on the need for protection of special habitats and ancient woodlands. In particular it states that *"planning permission should be refused for development resulting in the loss or **deterioration** of irreplaceable habitats, including ancient woodland"*.
- 5 The Planning Policy Framework also states that councils must *"identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason"*. Welwyn and Hatfield Borough Council are ignoring this government policy in relation to Symondshyde.

Pollution and Carbon Footprint

- 1 The proposed development is unsustainable in environmental terms. No public transport serves the area around the site, and by the Council's own admission, there is very little prospect of bus services to the site in the foreseeable future.

- 2 As a result, the development will generate massive pollution and greenhouses gas emissions, contrary to Government policy and to policies in the draft Local Plan for the protection and enhancement of environmental assets.
- 1 A further core principle is that any development should; *“actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”*. This development would not do that. Despite claims that bus services would be provided, Hertfordshire County Council has consistently cut services to rural communities and this settlement would rely on car usage for all major economic and social needs.

Consultation:

- 1 The site was not included in Welwyn Hatfield’s draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.
- 2 The National Planning Policy Framework specifically states that: *“ Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged ”*. [para 155] Welwyn and Hatfield Borough Council have not done this, there has been no consultation with local people or councils and a late stage first and final consultation will begin on 30thAugust 2016.
- 3 Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

- . When the Welwyn Hatfield Local Plan has been submitted for independent examination.
- . When the Inspectors Report of the Welwyn Hatfield Local Plan is published.
- . Adoption of the Welwyn Hatfield Local Plan.

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Matthew Cambridge
Comment ID	dlpps35
Response Date	13/09/16 08:53
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)

Status Processed

Submission Type Web

Version 0.1

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Prepared in accordance with the Statement of Community Involvement
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

- 1 The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.
- 2 The National Planning Policy Framework specifically states that: "*Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged*". [para 155] Welwyn and Hatfield Borough Council have not done this, there has been no consultation with local people or councils and a late stage first and final consultation will begin on 30th August 2016.
- 3 Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

- 1 The NPPF Framework states that a Core Principle is to "*contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value*". [para 17] This proposal will harm the natural environment, cause immediate and long term harm to the Green Belt and will not reduce pollution.
- 2 The site is adjacent to Symondshyde Great Wood and Hammond's Wood which is an ancient woodland. The woods are designated Local Wildlife Sites and are home to rare flora and fauna such as butterflies, skylarks, brown hares, yellowhammers, red kites, etc. No amount of 'mitigation' by the developer will protect these habitats. In fact mineral extraction, restoration and housing development will cause significant harm.
- 3 The manor of Symondshyde was recorded in the Domesday Book of 1086 and these days contains areas of rare heathland and ancient woodland at Hammonds Wood.
- 4 The Government's Nation Planning Policy Framework is very clear on the need for protection of special habitats and ancient woodlands. In particular it states that "*planning permission should*

be refused for development resulting in the loss or **deterioration** of irreplaceable habitats, including ancient woodland”.

- 5 The Planning Policy Framework also states that councils must “*identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*”. Welwyn and Hatfield Borough Council are ignoring this government policy in relation to Symondshyde.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Louise Watson
Comment ID	dlpps34
Response Date	12/09/16 18:30
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.1

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Statement of Community Involvement

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

- 1 **Government policy requires ‘exceptional circumstances’ to be demonstrated for taking land out of the Green Belt. Welwyn Hatfield have not demonstrated those exceptional circumstances or provided evidence that many local people want to sacrifice 140 acres of Green Belt land at Symondshyde for housing. Also,**

2

- 3 The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at a late stage in the process

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

We believe that:

- 1 Green Belt land should be preserved; once destroyed, it is gone forever
- 2 The pressure on the local roads will be immense; they are already busy, and will become more so, and more dangerous
- 3 Wildlife will be affected, if not destroyed
- 4 The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at a late stage in the process
- 5 Destroying a pleasant place to walk and cycle and for wildlife is heart-breaking
- 6 I cycle in this area twice per week, and we often walk there and take our children to play there and enjoy the wildlife
- 7 Having space and countryside is what makes this area pleasant
- 8 Government policy says that: "Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances". Those special circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt

Please can you help this proposal be overturned?

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Other

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

It would be helpful if all people potentially affected by a development were made aware of it; I only became aware of this by chance. Thank you.

Comment by	Mrs Karen Wilkinson
Comment ID	dlpps33
Response Date	12/09/16 12:54
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.1

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Statement of Community Involvement

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

- 1 The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.
- 2 The National Planning Policy Framework specifically states that: "*Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged*". [para 155] Welwyn and Hatfield Borough Council have not done this, there has been no consultation with local people or councils and a late stage first and final consultation will begin on 30th August 2016.
- 3 Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

- 1 The roads around the site are mainly narrow rural lanes, single track with limited passing places. Development at Symondshyde would result in 2,000+ vehicles generated by households isolated from any larger shopping, leisure, community, health and employment facilities. Local roads are

- already gridlocked at peak times and with the addition of 1,130 houses at Symondshyde and 1,650 at HAT1 there is the potential for an additional 5000+ cars using local roads.
- 2 Government policy in the National Planning Policy Framework states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances”*. Those special circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt.
 - 3 Although a bus service from Symondshyde to Hatfield is proposed as part of the plan (funded from S106 contributions) in the long term this would be unsustainable. A bus service would no longer exist between the two settlements, once the statutory period had ended.
 - 4 The site would be very difficult for construction traffic to access. The surrounding roads, Coopers Green Lane, Cromer Hyde Lane are narrow rural lanes that would be irreparably damaged by construction activities.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

There needs to be more detailed consultation and consideration of the environment effects, some of which are outlined above. All local residents should be properly briefed as it will have a hugely damaging consequence.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Benjamin Bloomfield
Comment ID	dlpps32
Response Date	12/09/16 12:22
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web

Version 0.1

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

This is a high grade area of green belt land and as such should not be built on without exceptional circumstances per central government policy. Demand for housing does not over ride this. As such I do not see how this development can be built without going against existing legal framework. Especially since the national planning policy states that " *planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland* " This I feel by itself should be enough to stop this development dead in its tracks.

Further the local housing scheme within the area has been designed to keep Hatfield, Wheathampstead and St Albans as distinct separate areas, rather than becoming one big urban sprawl. Continuing to build this would bring these three towns much closer together and prevent the continuing division that keeps these areas separate. Particularly when also combined with proposed new developments in Hatfield itself.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This is a large area of unspoilt green belt land bridleways, footpaths and byways through it. There will be a large ecological impact in removing part of this and I do not see how it can be completely mitigated. Further it is one of few areas in the area with this much access for walkers, cyclists and horse riders. I live on the far side of St Albans from Symonshyde however regularly travel acrosss to it as it is a lovely peaceful area with extensive wild life the like of which is not found elsewhere in the area with the wide range of access to it. In fact national planning policy framework states that councils must "*identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*".

I also do not believe the roads surrounding the area would be up to dealing with an extra 2000 or so cars that would result from this number of houses being built as they are predominately smaller rural roads and are already slow due to a heavy volume of traffic during busy times of day. They are also not up to supporting the volume and weight of construction traffic that would be required to build the site, leading to the verges and wildlife contained within them being irreparably damaged.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will

need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

I feel that this development for a new village must either be massively reduced in scope or scrapped altogether. Due to the nature of the green belt land to be built upon ideally I feel it should be scrapped altogether, however I appreciate there is a need for housing. If a small development of 30 to 50 houses were to be built with no provision for further expansion I feel that this would be a much better compromise as this would limit the impact to the environment and wildlife as well as the surrounding local infrastructure. It would also help to keep the three towns separated.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I fear that concerns surrounding the environment and the damage caused to the area affecting local residents may get sidelined in the bid for new housing and that if necessary I could present my case in a stronger, more memorable way face to face.

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

This consultation should be much more widely published. The plans for a new village have only been recently added and people in the area have not been notified about it by the council.

Comment by	mr Carl Sherwood
Comment ID	dlpps31
Response Date	12/09/16 12:00
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web

Version 0.1

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The proposed development was not included in Welwyn Hatfield's draft Local Plan in January – March 2015.

The proposal conflicts with government policy in the National Planning Policy Framework and no special circumstances exist to support development in this area of Green Belt

The proposed development is unsustainable and there is little chance of bus services to the site in the future.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Government's Nation Planning Policy Framework states the need for protection of special habitats and ancient woodlands - "*planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland*".

This site (HAT15) creates an unrestricted development in the middle of high grade Green Belt.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The the local plan should drop proposal to develop on green belt land and instead comply with the Government's Nation Planning Policy Framework.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Other

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

The consultation service needs to be made simpler, the website interface needs updating and step by step guidance as people fill out the form would make the process more accessible.

Comment by	Mr Keith Andrews
Comment ID	dlpps30
Response Date	11/09/16 20:52
Consultation Point	Figure 16 - Symondshyde Strategy Diagram (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Effective
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Chapter 24 is unsound for many reasons including:-

Green Belt Objections:In planning terms, there is a strong presumption against inappropriate development of the Green Belt. Housing at Symondshyde is an inappropriate development.

- 1 Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. Welwyn Hatfield have not demonstrated those exceptional circumstances or provided evidence that many local people want to sacrifice 140 acres of Green Belt land at Symondshyde for housing.
- 2 This site (HAT15) creates an unrestricted settlement in the middle of high grade Green Belt. This would pose a significant risk of future coalescence of Hatfield into the new settlement and close the strategic gap between Wheathampstead, Hatfield and St Albans.
- 3 Welwyn Hatfield's own Green Belt review (by SKM Consultants) stated that Symondshyde makes a "significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt". The findings have been ignored by Welwyn Hatfield Borough Council.
- 4 If the HAT1 (SDS5) North West Hatfield site, which is also included in the draft Local Plan, is developed, the two sites will only be around 1 kilometre apart (just over half a mile) creating a risk that Hatfield and Symondshyde would merge into each other in the future.
- 5 This area of Green Belt is largely unspoilt and is criss-crossed by an extensive network of rights of way, offering local communities an almost infinite choice of walking, cycling and horse riding routes of varying lengths as well as access to nature. The area is quiet, offers views out over the Lea Valley with a variety of habitats and landscape features. These habitats, landscape features, nature and quiet lanes will all be substantially degraded with a large, new settlement in its centre and by the extensive quarrying and restoration that also forms part of the plans.
- 6 Unlike HAT1 (North West Hatfield) there are no permanent features to restrict the settlement and prevent it sprawling further into the Green Belt and coalescing with Hatfield. The area is highly prized and well used locally as a place of tranquillity for enjoying nature, walking, cycling, running and riding. It is undisturbed by noise and its value for very many local people and visitors, often living in busy towns, is considered exceptional.

Sustainability:Building 1,130 houses at Symondshyde is unsustainable. One of Welwyn Hatfield's key policies is sustainable development, which says: we will "locate new development to minimise the need to travel and prioritise the use of previously developed land". Symondshyde does not achieve this. It would be an isolated settlement completely cut off from shops, community and leisure facilities and employment. It would inevitably result in high levels of car usage generating even more traffic on narrow rural roads that are already grid-locked at peak times. Government policy says that: "Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances". Those special circumstances do not exist in this location and the risk of future urban sprawl created by this settlement would cause great harm to this area of Green Belt. Welwyn and Hatfield have also said that they would want to remove hundreds of thousands of tonnes of existing minerals from the site before building housing. This would destroy narrow rural lanes, and destroy the visual amenity, quality of life and quiet tranquillity of this area. Although a bus service from Symondshyde to Hatfield is proposed as part of the plan (funded from S106 contributions) in the long term this would be unsustainable. A bus service would then no longer exist between the two settlements, once the statutory period had ended. The nature of people's lives and access to local shops, leisure and community facilities would mean they would be heavily reliant on their cars in a way that is unsustainable and adds to traffic congestion, pollution, accidents and would put even more parking pressure on town centres.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Scrap Chaper 24 proposalc totally.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Eleanor Drew
Comment ID	dlpps29
Response Date	11/09/16 17:13
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I am disappointed that an apparantly proactive local authority has been very quiet and almost underhand in their proposal to build a standalone settlement inbetween Wheathampstead and Hatfield/ Welwyn Garden City (HAT15). The National Planning Policy Framework clearly states that " early and meaningful engagement and collaboration with neighbourhoods....is essential. A wide section of the community should be proactively engaged". As an active member of my local community of Wheathampstead I can confirm there has been no obvious engagement/consultation with the local people/communities that live directly next to the area of the proposed new settlement. No active engagement of us has been sought by the Local Authority. Instead as a 'last moment thought' this site has been addes in late in the process of their strategic draft local plan. (It wasn't even included in Jan-March 2015 draft local plan). How can you show you have adequately sought people's opinions if you don't actively seek to engage them? As a Local Authority you need to hold a robust consultation - in the settlements/areas

which will be dramatically affected by your proposals so that people have the chance to respond - positively or negatively. There are many people from St Albans, Sandridge, Wheathampstead, Harpenden and other villages who regularly utilise the countryside that is being now proposed to be built upon. How has Welwyn Garden City Council proactively engaged with the walkers, horse riders, cyclists, families with children, individuals who regularly participate in varied leisure activities /interests in the area that is now proposed site for HAT15? I am one of these people - no one has attempted to seek my opinion - I have stumbled upon this by accident.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The Manor of Symonshyde was recorded in the Domesday Book of 1086. Nowadays it has examples of rare heathland and ancient woodland - for example Hammonds Wood and Symonshyde Great Wood. With all the good will in the world even if developers / the council promises the environment will be looked after and protected as much as possible, irreversible damage will be done to this special natural environment. Causing damage now and in the future for the Green Belt and causing an increase in noise, traffic, air pollution and damaging irreversibly habitats (to name but a few). This does not match the Core Principle of the NPPF Framework which states it should "conserve and enhance the natural environment and reduce pollution".

The Government National Planning Policy clearly sets out the importance of protecting special habitats and ancient woodlands eg. " planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodlands". That is the opposite of what is being proposed by Welwyn Hatfield Council. Surely they should turn to the brownfield sites and existing areas of habitation within their towns and look to build housing there. The infrastructure needed to support increased population would already be in place. Unlike in the proposed HAT15 site.

Roads leading to the proposed HAT15 site are mainly very narrow single lane country lanes with barely a passing place. The many thousands of increased car journeys/ delivery van visits etc - people on these roads would cause grid lock. A habitation such as the proposed HAT15 would demand bigger/wider roads (yet again ruining the existing beautiful /historic countryside) and also produce an horrific increased level in traffic on surrounding gridlocked roads.

Again the Government states in the National Planning Policy Framework that " Local planning authorities should avoid new isolated houses in the countryside". There are no exceptional reasons for plonking a standalone new village in this particular location. It feels like lazy planning.....can't think where to get those extra houses that we need....where shall we plonk it?.....oh there will do. Who cares if we ruin the beautiful Green Belt and tranquil countryside for current and future generations, clog up surrounding villages/ roads etc.....in fact lets not really tell existing local communities about it until we've passed it through!!!!

The inevitable increase of pollution /greenhouse gases /destruction of the Green Belt with this proposal is abhorrant. The sweetener of a bus service to pick the new residents of this community and move them to wherever they need to go.... is a fantasy. The reality is Hertfordshire County Council has been (and will continue to do so in the future)cutting its services to villages in this area. A bus service funded by S106 contributions would cease once the statutory period ended. Which makes the idea of a standalone village so ludicrous. New housing should be on brownfield sites instead.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Ms Sarah Millac
Comment ID	dlpps28
Response Date	11/09/16 15:51
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.1

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I really don't think it is necessary to invade a piece of land surrounded by Green belt land. Surely, if Green belt land really has to be used, land adjacent to already developed land should be used. I believe it is only a matter of time before the surrounding land is also developed on all sides so that currently distinct communities end up merging.

I also think that the infrastructure developments required to provide the required road network adequate for the size of development proposed will further encroach on Green belt land.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I am sure there are more suitable areas of land which are not in the centre of Green Belt land and would not require the extensive redevelopment of surrounding areas.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

You should be looking for areas of land adjacent to existing developments to use for this additional housing.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

I think you have made it very very difficult for average members of the public to raise their concerns about this development by hiding the proposal and consultation document on your website.

Comment by	Mr Bernard Gorman
Comment ID	dlpps27
Response Date	10/09/16 19:31
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This proposal will drive a wedge of housing into the middle of the Green Belt between Wheathampstead and Hatfield. HAT15 at Symonshyde would be an isolated settlement in the middle of high grade, well used Green Belt. Putting houses here makes no sense.

There is no existing infrastructure in this location and the roads in this area are all narrow country lanes. There is a real risk that Hatfield would continue to sprawl into the Green Belt, merging with the Symondshyde.

This development will put a huge additional strain on local roads, which are already heavily used and gridlocked at peak times.

The land at Symondshyde, including Symondshyde Great Wood is part of our green heritage and is extensively used by walkers, cyclists, dog walkers and nature lovers. It is home to rare butterflies, plant species and deer and is a special place for all. It serves as a green barrier to prevent urban sprawl.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Jon Swift
Comment ID	dlpps26
Response Date	10/09/16 18:46
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.5

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

This site was not considered at all in the 2012 consultations. Its isolation means it is not sustainable.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This area of green belt provides a valuable separation between St Albans, Hatfield & Wheathampstead. It provides an area of rural tranquillity in which to escape the towns and enjoy the countryside on foot, bicycle or horseback. People might be attracted to live in this artificial village thinking they are in a rural setting, and no doubt it will be marketed as such, but it's settlements like this that are gradually destroying that very environment.

It is not sustainable. It will be too small to support many local services and it is too far away from Hatfield, when compared to other proposed developments, to encourage much travel by bicycle or on foot. A frequent bus service would not be viable long-term as the population is too small, so most residents will use cars, especially as there is no secondary school. Once built, there would be pressure to expand towards Hatfield, to increase the population and make public transport & local services more viable.

Roads serving the site are too narrow for the amount of development proposed and new roads would be out of keeping with the area. No access for cars must be allowed from this lane into the proposed village. Symondshyde Lane is very narrow and single track in places. Unless doubled in width it couldn't carry any more cars, but this would destroy this peaceful lane and more traffic would also increase

road kill of native species. Cyclists do not favour Coopers Green Lane already, as it is narrow and carries a lot of fast traffic. More housing in this area would increase traffic and discourage cycling.

Loss of arable farmland is a serious concern when this country already has to import most of its food.

Almost the only voices in favour of development in the Green Belt are the potential developers. The proposal pays lip service to providing a 'green corridor' and although improving the rights of way network, including connecting the Alban Way to the Cole Green Way, would be a good thing, building in the green belt can hardly be described as enhancing a green corridor. If proposals for a green corridor are serious, why is the park and farmland surrounding Hatfield House not included in the Green Corridor? How about opening up the tracks within Home Park (Hatfield House) as public bridleways, to provide east-west links between Hatfield and West End village or the B158 for example?

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove the proposal for a new village.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Jon Swift
Comment ID	dlpps24
Response Date	10/09/16 18:41
Consultation Point	Policy SP 1 Delivering Sustainable Development (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

There is a legal requirement for planning documents to be prepared with the objective of contributing to sustainable development. Parts of the plan, such as the proposal for a New Village at Symonshyde, are clearly not sustainable because, due to its isolation, it increases the reliance on cars.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared
 . Justified
 . Effective
 . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Symondshyde Village in particular will be too small to support many local services and it is too far away from Hatfield, when compared to other proposed developments, to encourage much travel by bicycle or on foot. A frequent bus service would not be viable long-term as the population is too small, so most residents will use cars. Once built, there would be pressure to expand towards Hatfield, to increase the population and make public transport & local services more viable.

Also, there is no assessment of the sustainability in terms of heating and power, nor any requirement for enhanced eco-friendly building standards for any of the new housing.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Jon Swift
Comment ID	dlpps25
Response Date	10/09/16 18:41
Consultation Point	Rural Development (View)
Status	Processed
Submission Type	Web
Version	0.4

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Hertfordshire is already vastly over-developed and congested with a high population density. It is essential to preserve what rural areas are left and not to allow any development in them.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Simply remove any development within the green belt.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback No

form? (If submitting more than one comment, please complete the feedback form once only.)

How did you hear about this consultation?

Comment by	Mr Jon Swift
Comment ID	dlpps87
Response Date	10/09/16 18:40
Consultation Point	Policy SP 12 Strategic Green Infrastructure (View)
Status	Processed
Submission Type	Web
Version	0.2

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Improving the rights of way network, including connecting the Alban Way to the Cole Green Way is to be welcomed. As an aside, I would ask that all barriers should be at least 820mm at the base to accommodate trikes and wheelchairs (past performance on this is poor). However, the road network is already clogged and there is nowhere near enough planning of cycling infrastructure to enable a modal shift from cars to cycles (as is being done in mini-holland schemes in parts of London).

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The plan should embrace a greater shift from driving towards cycling in order to reduce traffic and enhance the health of the population.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Jon Swift
Comment ID	dlpps23
Response Date	10/09/16 18:40
Consultation Point	Transport and Travel (View)
Status	Processed
Submission Type	Web
Version	0.2

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Improving the rights of way network, including connecting the Alban Way to the Cole Green Way is to be welcomed. As an aside, I would ask that all barriers should be at least 820mm at the base to accommodate trikes and wheelchairs (past performance on this is poor). However, the road network is already clogged and there is nowhere near enough planning of cycling infrastructure to enable a modal shift from cars to cycles (as is being done in mini-holland schemes in parts of London).

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The plan should embrace a greater shift from driving towards cycling in order to reduce traffic and enhance the health of the population.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Jon Swift
Comment ID	dlpps22
Response Date	10/09/16 18:39
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

This site was not considered at all in the 2012 consultations.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This area of green belt provides a valuable separation between St Albans, Hatfield & Wheathampstead. It provides an area of rural tranquillity in which to escape the towns and enjoy the countryside on foot,

bicycle or horseback. People might be attracted to live in this artificial village thinking they are in a rural setting, and no doubt it will be marketed as such, but it's settlements like this that are gradually destroying that very environment.

It is not sustainable. It will be too small to support many local services and it is too far away from Hatfield, when compared to other proposed developments, to encourage much travel by bicycle or on foot. A frequent bus service would not be viable long-term as the population is too small, so most residents will use cars, especially as there is no secondary school. Once built, there would be pressure to expand towards Hatfield, to increase the population and make public transport & local services more viable.

Roads serving the site are too narrow for the amount of development proposed and new roads would be out of keeping with the area. No access for cars must be allowed from this lane into the proposed village. Symondshyde Lane is very narrow and single track in places. Unless doubled in width it couldn't carry any more cars, but this would destroy this peaceful lane and more traffic would also increase road kill of native species. Cyclists do not favour Coopers Green Lane already, as it is narrow and carries a lot of fast traffic. More housing in this area would increase traffic and discourage cycling.

Loss of arable farmland is a serious concern when this country already has to import most of its food.

Almost the only voices in favour of development in the Green Belt are the potential developers. The proposal pays lip service to providing a 'green corridor' and although improving the rights of way network, including connecting the Alban Way to the Cole Green Way, would be a good thing, building in the green belt can hardly be described as enhancing a green corridor. If proposals for a green corridor are serious, why is the park and farmland surrounding Hatfield House not included in the Green Corridor? How about opening up the tracks within Home Park (Hatfield House) as public bridleways, to provide east-west links between Hatfield and West End village or the B158 for example?

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Remove the proposal for a new village.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Jon Swift
Comment ID	dlpps21

Response Date	10/09/16 18:38
Consultation Point	Policy SP 2 Targets for Growth (View)
Status	Processed
Submission Type	Web
Version	0.2

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Following the decision to leave the EU, projections of employment, population growth and housing needs should be revisited and freshly justified. It is likely that EU nationals will prefer to move to other counties within the EU rather than to stay in the UK. This is due partly to the value of the £ decreasing, partly because of uncertainties in foreign investment leading to lower employment prospects, and partly due to a changing political climate.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

A re-evaluation of housing needs is required following the Brexit decision, which was not foreseen in the current figures.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Jon Swift
Comment ID	dlpps20
Response Date	10/09/16 18:23
Consultation Point	Policy SP 12 Strategic Green Infrastructure (View)
Status	Processed
Submission Type	Web
Version	0.4

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared
. Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The proposed corridor is narrower than the existing green belt. Proposals to improve links, such as connecting the Alban Way to the Cole Green Way, could be done anyway, without building on the green belt.

The park and farmland surrounding Hatfield House should be included in the Green Corridor by opening up the tracks within Home Park (Hatfield House) as public bridleways, to provide east-west links between Hatfield, West End village and the B158. This could go a little way towards compensating for the loss of green belt land under new housing estates.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The green corridor needs more work to make it a useful resource.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Ms Mary Jane DELLER
Comment ID	dlpps19
Response Date	10/09/16 13:04
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I consider the proposed development to be isolated from existing towns and villages in the area and to be detrimental to the people living in those already. The amount of traffic generated by a development of this size will impact seriously on the larger roads in the area which are already seriously congested at peak times (specifically the B653, which is likely to take the majority of heavy traffic to the new development). The smaller roads nearby are narrow, country roads which would need considerable work (both widening and straightening) to make them safe for the extra traffic, and totally change the local area. It is naive in the extreme to imagine that people living in such a relatively small development would not regularly be travelling to larger villages and town nearby because the plan includes a local shop and primary school - the majority of adults would be using cars daily to access work and or education as the bus links would be likely to be too infrequent to be convenient.

It would be helpful to know how to access the guidance notes for respondents mentioned in the previous window as nothing is revealed by searching on the search box at the top of this page!

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

It is evident that further housing developments are needed to respond to local requirements but I think it better to site such developments close to existing settlements and avoid breaking up precious Green Belt Land. Once such a development had been made doubtless further applications would be made nearby which would continue to erode the Green Belt - an area currently well-used by farmers and for recreational purposes by local residents.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

Accept that local people are unlikely to have enough planning experience to know if the proposal is legal - so not put that question first. It is intimidating to think you can only comment on the specific bullet points suggested - even if it makes the responses easier for you to categorize.

Comment by	miss linda jolly
Comment ID	dlpps18
Response Date	09/09/16 22:38
Consultation Point	Figure 16 - Symondshyde Strategy Diagram (View)
Status	Processed
Submission Type	Web
Version	0.1

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Anthony Bralant
Comment ID	dlpps17
Response Date	09/09/16 15:26
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Herts Highways maintain that a considerable investment in sustainable transport would be necessary as access to the site is by the unsuitable Symondshyde Lane. It is unlikely that existing bus companies would be prepared to provide a regular service to this area, or that public funding would be available to provide suitable transport.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The reasons for developing this part of the Green Belt are simply not good enough. The site covers agricultural land and woodland, and is crossed by footpaths and bridleways which are regularly used by walkers, horse riders, and cyclists. I frequently come and walk in this area because it is a beautiful landscape off the beaten track and yet very close to St Albans and Hatfield. It supports a wide range of habitats for birds, insects and mammals. Even though the paths would be "protected" the quiet, rural, natural appeal of the area would be totally lost by the development. I and many other leisure cyclists use Symondshyde Lane because of its infrequent motor traffic and its peaceful, rural, wooded location.

The proposed access routes would emerge on to the unclassified Coopers Green Lane, which is barely wide enough for 2 large vehicles to pass, is already dangerous for cyclists, and is choked with traffic during the morning and evening rush. The proposed infrastructure including school and medical facilities is unlikely to be sufficient to satisfy the demand of residents, who would use their cars on these very unsuitable roads to reach Hatfield, Welwyn Garden and St Albans.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The proposed Symondshyde new village should be scrapped.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback No

form? (If submitting more than one comment, please complete the feedback form once only.)

How did you hear about this consultation?

Comment by	Mr David Harrison
Comment ID	dlpps16
Response Date	09/09/16 14:58
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.1

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This is a site of outstanding natural rural beauty. Many rare species of plants and animals live there. Access to the site is by small country lanes which could not support the extra traffic which would be generated. New roads would completely change the character of the area for the worse

The land is currently being well used as farmland and should remain so.

Alternative sites could easily be found where destruction of the environment would not be an issue

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Plan should be abandoned.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	MR Peter Tiffany
Comment ID	dlpps15
Response Date	09/09/16 14:49
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The National Policy Planning Framework states that a Core Principle is to “*contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value*”. Our area already has very poor air quality. This proposal will harm the natural environment, cause immediate and long term harm to the Green Belt and will not reduce pollution.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Paul Millac
Comment ID	dlpps14
Response Date	09/09/16 14:22
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

The exceptional circumstances for taking 140 acres of Green Belt land have not been justified.

There is a risk of coalescence with Hatfield

Ignoring Hatfields own GreenBelt review.

Insufficient separation from HAT 1

The development is in an area popular with walkers, cyclists and horseriders.

Close proximity to Symondshyde Wood will damage wildlife.

Lack of adequate infrastructure implies reliance on cars.

There must be an alternative to choosing a site of considerable natural beauty for such a large development

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

As above

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

I do not think any development on the Synondshyde Farm site is suitable

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	mrs natascha farrell
Comment ID	dlpps13
Response Date	09/09/16 10:26
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I think it is completely unjustified to wreck more green belt for development, especially in this area. Roads are clogged, schools are full, station car parks can't keep up. Furthermore, air quality is already under threat due to existing and other granted development in this area and will cause further air pollution.

As well as the fact that the site is adjacent to Symondshyde Great Wood and Hammond's Wood which is an ancient woodland. The woods are designated Local Wildlife Sites and are home to rare flora and fauna such as butterflies, skylarks, brown hares, yellowhammers, red kites, etc. No amount of 'mitigation' by the developer will protect these habitats. In fact mineral extraction, restoration and housing development will cause significant harm.

The Planning Policy Framework also states that councils must " *identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*". Welwyn and Hatfield Borough Council are ignoring this government policy in relation to Symondshyde.

We all know its the wrong thing to do, so its important not to get fooled into the lobby mesh of bribes/corruption/promises/dellusion/greed/irresponsibility that would be the only true reason for this unsensible plan to go ahead.

I am outraged this is even being considered in the first place.

The Government's Nation Planning Policy Framework is very clear on the need for protection of special habitats and ancient woodlands. In particular it states that " *planning permission should be refused for development resulting in the loss or **deterioration** of irreplaceable habitats, including ancient woodland*".

And we all know that:

- 1 The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.
- 2 The National Planning Policy Framework specifically states that: " *Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged*". [para 155] Welwyn and Hatfield Borough Council have not done this, there has been no consultation with local people or councils and a late stage first and final consultation will begin on 30 th August 2016.
- 3 Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Stop it alltogether! Leave the green belt alone! Stop trying to pocket developers money and leave nature be!

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Poster

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

hopefully our voices will be heard and the opinion of local people is more valuable to the council than the developers greed.

Comment by	Mr Simon Cayless
Comment ID	dlpps12
Response Date	09/09/16 10:07
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I thought that there had to be exceptional circumstances for building on pristine greenbelt land? Won't this just lead itself to a proliferation of housing and an eventual eradication of the green belt between Hatfield and St. Albans? Why are you putting forward this when your own internal report by SKM Consultants stated that this land is essential to protecting the green belt "s *significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt*" ? This area is largely unspoilt and many people, including myself may use of this land for walking cycling and horse riding. A village 1km from Hatfield Garden Village will significantly reduce the open space in the area. The NPPF Framework states that a Core Principle is to "contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value". [para 17] This proposal will harm the natural environment, cause immediate and long term harm to the Green Belt and will not reduce pollution. The site is adjacent to Symondshyde Great Wood and Hammond's Wood both of which are ancient woodland. The woods are designated Local Wildlife Sites and are home to rare flora and fauna such as butterflies, skylarks, brown hares, yellowhammers, red kites, etc. No amount of 'mitigation' by the developer will protect these habitats. In fact mineral extraction, restoration and housing development will cause significant harm.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

The only thing that will sound is by removing this application/proposal. Profits for a developer are not sufficient grounds for the destruction of green belt. There are other alternatives, like the vacant factory sites in WGC and other brown field sites that lie empty at present. Why not develop in the old Shredded Wheat building next to the train station, rather than a green belt site? It is far easier to bulldoze over greenbelt I imagine rather than doing the best thing and provide natural resources for all the population.

I would imagine that none of the councillors who have endorsed this live in this area or make use of this fantastic natural asset? I do every week when I go riding, and when I take my kids for walks through the wood.

I would like to see how much money has been spent by the developer on enticements to the councillors/council. Clearly everything will be "legal", but moral? Can the council take the rocking chair test? Can you sit back and think to yourselves that this is the right thing to do? What will your children and grand children think of the decision? The eradication of prime green belt for 1200 houses? I very much doubt that it can make sense and should it go ahead, the council will look back in the future when there is no green belt left and they should see that this was not the right thing to do.

Is this going to be yet another case of concrete over the south east? Things like this really reduce the quality of life for residents of Hatfield, Welwyn and St.Albans, bearing in mind that this proposal is far nearer to St.Albans than it is to WGC.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

If we lose the green belt here, how long before WGC and Hatfield subsume all the land between their borough and St.Albans? Clearly the council don't see this as a problem. Someone needs to be heard making a case for maintaining the green belt that is used by people to improve the quality of life. A new 1200 house village will not improve the quality of life for existing residents and users of this beautiful and unspoilt land. This is a view held by your own consultants, who you see fit to ignore. Why do you ignore these recommendations?

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Community Group
- . Poster

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

Don't bury/hide something as important as this in a number of sub-menus, and use language that means little to a reader who isn't aware of where and how to find this. You make this massively important issue near impossible to find, as if it is of little importance. That is very poor

Comment by	Dr David Johnston
Comment ID	dlpps11
Response Date	09/09/16 08:36
Consultation Point	24 New Village (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with the regulatory requirements for consultation
- . Compliant with the Duty to Co-operate

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

There has been insufficient consultation across local council borders. Wheathampstead Parish Council has not been approached directly to comment on this large development.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The new village is unsustainable. There are insufficient transport links with narrow lanes leading to already congested A and B roads. The new village will be approximately 40% the size of Wheathampstead. Wheathampstead is only just sustainable with 2 large primary schools, over 20 retail units and a business area. In addition Wheathampstead has large recreation areas. The plan for Symondshyde with very limited facilities will put enormous pressure on local infrastructure requiring residents to travel (mainly by car) to access other local facilities.

Wheathampstead has several bus routes which struggle to survive. The planned bus service to Hatfield is likely to be unsustainable in the longer term.

This development will have a very significant carbon footprint because it has insufficient facilities in relation to its large size. The actual development of the site will cause irreparable damage to country lanes and the local wildlife. The land is of high value for agricultural use and the local ecology and should remain in that role.

Villages cannot be created at a moment in time. They evolve gradually binding residents and building infrastructure. They cannot be created in an instant and be sustainable.

The location of the proposed village and other planned development will inevitably lead to urban sprawl into the Green Belt.

This part of the Green Belt in an independent study was shown to make a: "*significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt*". Welwyn and Hatfield should seek to develop (if justifiable) on Green Belt that makes least contribution to the purpose of the Green Belt.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will

need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Welwyn and Hatfield need to consider other potential sites attached to existing urbanised areas to take advantage of existing facilities including transport, schools, recreation and retail.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Richard Hancock
Comment ID	dlpps10
Response Date	09/09/16 08:28
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

Welwyn Hatfield's own Green Belt review (by SKM Consultants) stated that Symondshyde makes a "significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern ... and contributed significantly towards two of the five purposes of the Green Belt". The findings have been ignored by Welwyn Hatfield Borough Council.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.

The National Planning Policy Framework specifically states that: "*Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged*". [para 155] Welwyn and Hatfield Borough Council have not done this, there has been no consultation with local people or councils and a late stage first and final consultation will begin on 30th August 2016.

Symondshyde is an area of tranquility, prized for its recreational and amenity value, with walkers, cyclists and horse riders enjoying an undisturbed natural habitat. Welwyn and Hatfield have failed to recognise and consult the range of people, from a wide geographic area, who have an interest in the future of Symondshyde.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Just drop the idea of a new village at Symondshyde completely.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by Mr Mike Lancaster

Comment ID dlpps9

Response Date 08/09/16 23:16

Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))

Status Processed

Submission Type Web

Version 0.3

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Prepared in accordance with the Local Development Scheme

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I've selected No because I'm not here to review the legality of the submission. There is no option for "don't know"

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The environmental impact has not been correctly weighted. The governments policy on green belt protection would not allow this development.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Mark van der lee
Comment ID	dlpps8
Response Date	08/09/16 20:26
Consultation Point	Figure 16 - Symondshyde Strategy Diagram (View)
Status	Processed
Submission Type	Web
Version	0.3

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Too much development already underway wihtin the area

Insufficient capacity wihtin existing infrastructre/services to accommodate this additional demand

Destruction of local green belt land and natural habitat/environment

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mrs Joanne Davenport
Comment ID	dlpps7
Response Date	08/09/16 18:31
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.3

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

I am writing to voice my concerns regarding the proposed development of housing at Symondshyde. I believe that sustainability and the conservation of the Green Belt should be carefully considered when planning for housing. I do not believe that these vital areas have been sufficiently debated and therefore I feel that the development of housing at Symondshyde is not appropriate.

It is important to fully understand the importance of the Green Belt in relation to agriculture, public access, recreation and the conservation of nature. Similarly, it is necessary to recognise the importance of a sustainable approach to housing and to equally and sufficiently address environmental as well as economic drivers. It is also important to consider brown field sites, transportation and land use. In other words, I believe that we should value unprotected and designated land.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

I do not believe that the Green Belt should be used for housing. I believe that Environmental Sustainability should be sufficiently addressed at all times.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by MR AND MRS SALLY WOODCOCK
Comment ID dlpps6
Response Date 08/09/16 16:38
Consultation Point Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) ([View](#))
Status Processed
Submission Type Web
Version 0.4

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

This proposal has reached this stage with maximum opaqueness and very little transparency among local community / residents. By the time most of us had heard of it, it was already through the first stages. This portal / website is appallingly un user friendly - it has taken me all day to fathom how to use it and I am technically competent. There appears to be deliberate obfuscation of events and decision-making which is entirely inconsistent with consultation requirements.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Contravening the legacy of Green Belt in such a cavalier and underhand manner is appalling and irreversible.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Withdraw the plan. Submit it again in an appropriately transparent manner, keeping local residents properly informed in advance of processes, armed with the facts, able to negotiate procedures of objection and debate.

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Word of mouth

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

Be transparent and honest to the community you seek to represent.

Comment by	MR AND MRS SALLY WOODCOCK
Comment ID	dlpps84
Response Date	08/09/16 15:12
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Email
Version	0.5
Files	Woodcock Sally 08.09.16 REDACTED.txt

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

I should like to object in strenuous terms to the proposed housing development at Symondshyde Farm.

I should also like to raise a complaint at the opaque manner in which this proposal has been pushed through to it's current stage, with key events occurring during the summer weeks when many people

were away / unaware, and with so little warning or consultation with local residents who deserve better from those who represent us.

We are not alone in finding Welwyn / Hatfield website / portal extremely difficult to navigate in order to register our objections.

Woodcock Sally 08.09.16 REDACTED.txt

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Positively Prepared

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

The infrastructural impact of such a development on this beautiful area of Green Belt would be catastrophic.

As residents in the Symondshyde area who use it constantly as pedestrians, cyclists and motorists we are already acutely sensitive to the pressures on this shrinking resource. A major housing development adjacent to this precious woodland would of course be irreversible and is frankly unethical.

We are of course aware that solutions need to be found to the housing shortage. However the legacy of this particular pocket of Green Belt would benefit the wider community in many more ways than its irresponsible destruction for the gain of local developers / landowners.

Woodcock Sally 08.09.16 REDACTED.txt

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Frank Harris
Comment ID	dlpps5
Response Date	06/09/16 16:49
Consultation Point	Table 16 - Site-specific considerations: Little Heath (View)
Status	Processed
Submission Type	Web

Version 0.2

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

There is still no need for any form of removal of green belt land.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Ensure that for HS25 that all of the final number of new properties cannot be seen from either Hawkshead Road or from the top floors of the houses opposite including nos: 21, 23 Hawkshead Road and 1 Chester Close.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Community Group

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

Comment by Mrs Sarah Wheal
Comment ID dlpps4
Response Date 05/09/16 19:20
Consultation Point 24 New Village ([View](#))
Status Processed
Submission Type Web
Version 0.2

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Prepared in accordance with the Local Development Scheme
- . Accompanied by a compliant Sustainability Appraisal

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

This is Green Belt land providing a natural barrier between the recent urban development of Hatfield and the surrounding areas in particular the Ancient Pre-Roman village of Wheathampstead. development within the green belt may be possible but not on this scale and in such a beautiful area. If it was 1/3rd of the size this may be considered a measured development - as it is it is a desparate attempt to land grab under the guize of a broader development plan for the area.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Justified
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

It builds a new development in an unspoilt part of the protected GreenBelt, it is too large for the minimal allowance for additional services provided for within the plan.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Reduce the number of houses proposed by 2/3rds to keep the area distinct and separate from the surrounding countryside

Develop small business units to enable this village to have a reason to exist.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation? . Word of mouth

We monitor the effectiveness of our consultation. Have you found this consultation helpful? No

What do you think we can do to improve our consultation?

I haven't received any feedback yet so I can't judge its effectiveness yet

Comment by	Mr & Mrs Matt & Jean Errington
Comment ID	dlpps204
Response Date	05/09/16 09:28
Consultation Point	Policy SADM 30 Welham Green (View)
Status	Processed
Submission Type	Email
Version	0.5
Files	Errington Jean 05.09.16 REDACTED.txt

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Justified
. Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Objects to SDS7 Marshmoor

Errington Jean 05.09.16 REDACTED.txt

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Mr Roger Benson
Comment ID	dlpps3
Response Date	03/09/16 16:55
Consultation Point	Policy SADM 31 Brookmans Park (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective
- . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

This will be devastating for all of north mymms, more so for the people who live in warrengate road, as it will become a short -cut to the A1/M25 , Bradmore Lane is a LANE, unsuitable for any increase in traffic ,it would need to be widened and upgraded which will in turn completely change the rural nature

of the whole lane. It seems the council thinks that people won't use Bradmore Lane and Warrengate Road wishing to enter or exit the site . The site is vastly overstated as a means to ease the council housing needs as the people of Brookmans Park will see it as a place to which they can make a killing by purchasing the properties, renting them out to the council at vast profit for them without any consideration of the people who lives will be transformed by noise , traffic and general upheaval in Warrengate road, if this plan goes ahead the very nature of the whole area will turn from a rural one to a urban one, which once gone is gone for good, stop using up all the reasons why people like to live here for .

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) Yes

How did you hear about this consultation?

- . Community Group
- . Word of mouth
- . Parish/Town Council
- . Website

We monitor the effectiveness of our consultation. Have you found this consultation helpful? Yes

What do you think we can do to improve our consultation?

Yes by taking note of peoples worries and dealing with them correctly

Comment by	Mr David Chafer
Comment ID	dlpps2
Response Date	03/09/16 11:21
Consultation Point	21 Brookmans Park (View)
Status	Processed
Submission Type	Web
Version	0.2

4

Do you consider the draft Local Plan is legally compliant? Yes

If no, is this because it is NOT: (see guidance notes for respondents)

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents)

- . Positively Prepared
- . Justified
- . Effective

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

re proposal for 250 new homes near Bradmore Lane. I live in Warrengate Road and i believe if these houses are built, then the new residents will use Bradmore Lane and Warrengate Road as a quick way of getting to the M25 and A1. As Warrengate Road and Bradmore Lane are fairly narrow and have no pavements and both roads are frequently used by people walking, horse riding, and cycling, then i also believe there are more chances of accidents happening involving cars.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? No, I do not wish to take part in the examination hearing

9

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?

Comment by	Dr Sebastian Hendricks
Comment ID	dlpps1
Response Date	30/08/16 23:19
Consultation Point	Policy SP 24 New Village at Symondshyde - SDS6 (Hat15) (View)
Status	Processed
Submission Type	Web
Version	0.6

4

Do you consider the draft Local Plan is legally compliant? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with the regulatory requirements for consultation

Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible. (Attach supporting documents if necessary).

- 1 The site was not included in Welwyn Hatfield's draft Local Plan in January – March 2015. The plan for 1,130 houses at Symondshyde has been dropped in without any formal consultation at late stage in the process.
- 2 Those people living in the area including ourselves were not consulted or even informed about this.

5

Do you consider the Local Plan is sound? No

If no, is this because it is NOT: (see guidance notes for respondents) . Consistent with national policy

Please give details of why you consider the draft Local Plan is either sound or unsound. Please be as precise as possible. (Attach supporting documents if necessary).

Government policy requires 'exceptional circumstances' to be demonstrated for taking land out of the Green Belt. The government as recently as June 2016 said "*We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries*". this proposal is ignoring central government policy on Green Belt protection.

another new village in the middle of the green belt just declares further green belt land between Welwyn Hatfield and Symmondshyde to be build on.

6

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination). You will need to say why the change will make the draft Local Plan legally compliant or sound. (Attach supporting documents if necessary).

Do not build on this green belt land, but used brown field sites within the Welwyn Hatfield towns.

we do not need houses in the green belt, we need flats in cities, like in European cities and towns.

7

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing? Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

8

If you wish to take part in the examination hearing, please outline why you consider this to be necessary:

I would like someone to speak on my behalf Who represents similar views to mine.

Do you wish to be notified of any of the following:

We welcome your comments on our consultation - would you like to complete our short feedback form? (If submitting more than one comment, please complete the feedback form once only.) No

How did you hear about this consultation?