



# SCANGB



[www.scangb.co.uk](http://www.scangb.co.uk) | [facebook.com/scangb](https://facebook.com/scangb)

## Metropolis Application

At the time of going to press there is still no news on where this application is going and nothing has changed since our last update at Easter when Herts County Council (HCC) raised issues about the road infrastructure and location of the primary school which are, apparently, still being considered by the applicant. We will of course keep you in touch with everything as and when we know anything but please be reassured that we are not taking anything for granted. This application is as much a threat now as it was when it was first lodged last year!

## Land Improvements Group (LIG)

This is the development being promoted by the Land Improvements Group (LIG) who have held a number of consultations with residents and the Parish Council over the last few months.

The main concerns still revolve around:

1. The eventual size of this development as the current application is being viewed by some as the first phase of a much larger estate.
2. Will the development be in keeping with the rest of the village?
3. Proposed road layout changes at the top of Station Road & Cattlegate Road (similar to the Metropolis proposals).

## Toxic Lagoon

Although this has now been formally approved and legal agreements between the landowner and HCC have been agreed, there still remains a number of issues that SCANGB and the Parish Council have taken up with HCC. Given that the dialogue with HCC is ongoing it wouldn't be fair to draw any conclusions at this stage but we will update you as soon as practical given that the issues that are being discussed go to the very heart of the way planning applications are dealt with at Herts CC

## Park Farm

You may have heard about a proposal to develop land at Park Farm, Northaw Road West, Northaw for a total of 17 dwellings. Some residents attended the developers exhibitions in Northaw.

At this stage there isn't much to add given that it is still in the pre application phase. Until there is a formal application there isn't much we can do but here are some responses to various questions we have received on this subject:

Q: The developers say this is a brownfield site and available for development. Is this true?

A: It's not for the developers to define what is brownfield (the correct definition is - Previously Developed Land - PDL) this is for the Planning Authorities to determine. We recently met with Welwyn Hatfield Borough Council (WHBC) planning department and they were quite clear about how they would define this. Just because there is some form of construction on the site doesn't mean it's PDL.

## Park Farm (cont.)

Q: Some of the properties on this land may not have been granted planning approval. Will these properties be allowed to be defined as being brownfield?

A: WHBC made it clear that any property that does not have the correct planning approval will not form part of a PDL site. They also made it clear that they were working closely with their enforcement department to deal with any issues on this subject.

Q: If it is PDL will Green Belt policies still apply?

A: Yes. Under the National Planning Policy Framework (NPPF) the applicant will still have to demonstrate there are 'special circumstances' to allow a residential development.

Q: During the consultation presentation the developers said that WHBC were very supportive of this development suggesting this is a 'done deal'. Do we know any more?

A: When we met with WHBC they made it quite clear that they made no commitment at all. Indeed, they recognised that it would be improper to offer any form of bias either supportive or otherwise at this stage. They have asked for the developer to provide all material on the consultation that was passed on or discussed with residents.

Q: This development is quite separate from the rest of Northaw. Is this allowed?

A: This would be for the planning authorities to decide but WHBC pointed out that any development must be sustainable and its remoteness and connection to the existing village would be a significant factor in determining its sustainability.

Q: If the Local Plan had been in place would it have prevented this development from going ahead?

A: Not necessarily. The Local Plan is a framework for future development not necessarily a definitive list of plots of land to be developed. Having a Local Plan would make it much more difficult for development that sits outside this to be considered but it wouldn't stop it altogether.

Q: If the Neighbourhood Plan had been in place would it have prevented this development from going ahead?

A: Again not necessarily. The Neighbourhood Plan is a framework that works alongside the Local Plan once in place. Having a Neighbourhood Plan would make it much more difficult for developments that sit outside the Local Plan to be considered.

Q: Why was I not invited to the developers exhibition?

A: This is a question for the developers but it does appear the developers have only leafleted Northaw village and not the outskirts of Northaw or any part of Cuffley. To be fair - they do not need to hold any exhibitions prior to a planning application. SCANGB had no input as to the exhibitions.

Q: What happens next?

A: Until there's an application there is nothing formally that can be done as until then these are just suggestions. As and when the process gathers pace and an application is submitted we will of course do our best to keep you informed of the process for having your say.

Q: If less than 20 houses are being proposed, how much impact will this have on the community?

A: It's unlikely that, by itself, this would have a significant impact but when you consider that if all the developments in Cuffley & Northaw that are actively being pursued are granted then it will easily double the size of Cuffley & Northaw. If all the property, in and around Cuffley and Northaw, that has been purchased with a view to potential development comes to fruition then the size of the two villages could easily quadruple.

Q: At the consultation I was told that the riding stables are a failing business. Wouldn't it be better to put the land in to better use as residential property?

A: As far as we are aware - the riding school it is not a failing business and has been in profit since its creation.