

SCANGB

DIARY DATES

SCANGB will be appearing as guest speakers, both at the Northaw & Cuffley Residents Association AGM on April 7th and the Annual Meeting Of The Parish on April 22nd.

Both events will be held in Cuffley Hall, Maynard Place starting at 7:30pm with doors opening at 7:00pm.



BROOK FARM

Still no resolution on this application for a camp site to support the weddings planned at Brook Farm.

This may be due to the fact that both Welwyn & Hatfield and Broxbourne Borough Councils have to consider the application given that the land straddles the boundary of both boroughs. It's unlikely that that one borough will accept this application and the other reject it given the position of the site so a mutual decision has to be reached.

Good News - it means that in a way one borough has the power of veto over the other and the combined decision is more likely to be based on pure planning laws rather than any preferences to support local businesses.

THE CUFFLEY PONG

During the winter months the odour from what is believed to be the Windrow Composter at Cattlegate Farm has been restricted to one or two days a month and is far less intrusive than during the summer months, nonetheless complaints continue to be sent, both to the Enviromental Agency and Welwyn Hatfield Borough Council when these pong days hit our villages.

It doesn't mean that the problem has gone away or is now at an acceptable level, far from it, pretty much everyone accepts that the sheer nature of composting materials in this way will continue to generate some degree of odour and the operator has taken some steps to try and neutralise them. The big question is - have the efforts to neutralise the problem been effective? The reality is no one will really know until the summer and if last year is anything to go by then it won't be long before the pong and flies return.

With this in mind a dedicated SCANGB sub group led by Paul Lambert is preparing for a technical assessment to be conducted the next time odours are detected. If this assessment proves that the problem still exists then the next course of action could potentially be a legal one.

By the time of the Northaw & Cuffley Residents Association AGM (April 7th) and the Annual Meeting Of The Parish (April 22nd) come round there will be a further update.

UPDATE

SCANGB

METROPOLIS-MEGENTA

Still no news on this development - the developer is still hanging on to the original application for 591 homes but this presents significant challenges in order to accommodate road changes and deal with the issue that the proposed school will be built on a slope!

These issues have been around for many months and there doesn't seem to be a solution on the horizon. Nonetheless they still seem keen to submit plans for a smaller scale development (also referred to by some, as phase1) of some 200 properties but this looks likely it will be via the Local Plan.

If the land is considered as 'favourable' then we can expect an application to be submitted but if it remains as 'less favourable' then the likelihood is we won't. We'll keep you posted.

PARK FARM

The recent application for 14 new properties and a barn conversion at Park Farm, Northaw has been rejected on the grounds of inappropriate development.

What is particularly important about this decision is that, despite pressure to build more homes, the planning authorities are upholding the principles of Green Belt development.

Although this has been a successful conclusion, current planning rules being what they are, can give planning authorities very little room for manoeuvre and it's not to say that every decision will go the same way. We must however give credit to the planners who do seem to be doing the right thing for both the community and the threat of over development within the Green Belt.

LOCAL PLAN

The WHBC Local Plan continues to evolve with the updated timeline of events now with an end insight of mid 2017.

Spring 2016 - Complete evidence, site assessments and duty to co-operate work. Draft final Local Plan.

Summer 2016 - Consultation on final draft.

Autumn/Winter 2016 - Review responses to consultation and submit for examination.

Early 2017 - Examination in Public.

Spring/Summer 2017 - Examination of Inspector's Report and Adoption.

Details of the Welwyn Hatfield Local Plan can be found on the WHBC website using this link.

welhat.gov.uk/localplanbackground



KEEPING YOU UPDATED

The fight isn't over but we've started well and will stay the course.

To be kept updated join the 1000+ residents who already receive our email newsletter updates and follow us on facebook.

Just drop us a note at INFO@SCANGB.CO.UK

Like our facebook page & follow us on Twitter.

UPDATE