

Dear SCANGB Supporter,

If you previously commented on the Metropolis planning application, you may have recently received a letter from the Planning Department at Welwyn and Hatfield advising you that Metropolis have submitted amendments to their original application for land at Northaw Road East. If you haven't received a copy then here is a summary of the changes:

Location of the primary school

This has been moved at the request of Herts CC to the southern edge (from the opposite side in the original application).

Location of the retirement village

Because the school has been moved this has meant that the retirement village has been relocated to the far end of the estate.

Number of dwellings

This has gone up from 591 to 608

An increase in space

For leisure/community/commercial facilities (exactly what these involve are not specified).

Changes to the road access

It's not clear exactly what this involves but retains a 20meter (approx.) roundabout

What hasn't changed?

The estate is not integrated to the village and is designed to be a standalone community

The 'special circumstances' for building on green belt land is the connection to the anaerobic digester plant at nearby Cattlegate Farm

There is no relief for social services, health services, secondary education, road transport or public transport

If approved this will increase the population of Cuffley by some 35%

What does this mean?

In short, the developer is still intent on continuing with the application for 600+ dwellings and is promoting the site as a modern day 'garden suburb'. You may remember, they have also signalled their intention for a smaller 200+ dwelling site should the larger one be rejected but have refused to put an ultimate limit on this (the 200 could just be phase 1)

What should I do now?

If you have received a letter from WHBC it is because you objected to the original application which is still on file and still relevant so there is no need to repeat it in response to this amendment, however, you do have the opportunity to register an objection to this amended application especially if:

- 1) Since your original application was submitted you feel circumstances (e.g. traffic, public transport, health & social services) have worsened and you this development will have an even greater impact.
- 2) The amendments make the original application worse and perhaps raise issues now that were not included in your objection.
- 3) The amendments, by themselves, are worthy of objection.

How can I find out more?

You can review the details by going online to <http://planning.welhat.gov.uk/plandisp.aspx?recno=60100>

How can I object to this application?

We recommend, letters of objection are emailed to planning@welhat.gov.uk Please ask for a confirmation receipt, I.E. your objection has been registered. Quote planning reference: S6/2014/1697/PP

Or send by post to:

Planning Department, Reference: S6/2014/1697/PP
Welwyn Hatfield Borough Council
Council Offices
The Campus
Welwyn Garden City
Herts
AL8 6AE

Thanks for your continued support
Team SCANGB

Keep up to date on the latest developments by receiving email updates, just email us at info@scangb.co.uk with your contact details, and by visiting the SCANGB website www.scangb.co.uk