

27 Church Lane Northaw

20<sup>th</sup> February 2021

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE

Dear Sirs,

Re: Application reference 6/2021/0314/FULL

Further to your letter of 15<sup>th</sup> February I am writing to express my objection to this application on the grounds of impracticality, misleading and contradictory information, increased traffic density and loss of visual amenity.

**Section 8** of the application states that there is no proposed new or altered vehicular / pedestrian access to or from the public highway.

This is false information and a contradiction to the plans which clearly show a new access being created by cutting the current hedge border (see picture) and planting further hedge to separate the new property from the existing property and its existing driveway. It should also be noted that this new vehicular / pedestrian access will be created at the narrowest part of Church Lane where it will cause increased congestion. At present the



driveway to No 22 is generous and allows visiting vehicles to pull off the road (as can be seen from the plans – existing front elevation). The new property will not have this benefit and any visiting vehicle will not be able to park beside the property without blocking through traffic in Church Lane.

**Section 10** of the application states that there are no trees or hedges on or adjacent the proposed site that could influence the development or might be important as part of the local landscape character.

This is not true. The current border hedge contributes to the rural nature of Church Lane. The proposed removal of this hedge to create the vehicular access to the proposed new property and / or reducing its height to allow visibility for vehicles entering or leaving the public highway will greatly reduce the visual amenity of Church Lane.

**Section 11** of the application states that the area is not in an area of flood risk and that the site is not within 20 metres of a watercourse.

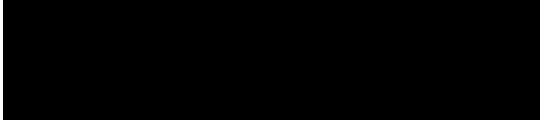
Whilst there are no surface “Rivers, Streams or Becks” obviously in evidence, in fact, there are numerous underground streams that, if blocked, can cause flooding. One such stream courses behind the house 1 to 27

Church Lane and often breaks out onto Church Lane. This new building will potentially upset the balance of the water table and could cause more flooding to adjacent properties.

Finally, I note that the plans encourage the applicant to discuss these plans with his neighbours before proceeding. Sadly, this has not happened and the initial distribution to neighbours was limited and did not include neighbours opposite the proposed site who will be most impacted by the loss of visual amenity if this planned application is approved.

In light of the above, I urge you to not approve this planned development

Yours faithfully

A large black rectangular redaction box covering the signature area.

Roger H Boddy I Eng FIET FRSA MIOD