

Ashley Ransome
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
AL8 6AE

16th November 2022

My Ref: 22/035

Dear Ashley

RE: OUTLINE PERMISSION FOR THE ERECTION OF 9 DWELLINGS, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT BROOKMANS PARK GOLF CLUB, LPA REF: 6/2022/2409/OUTLINE

This letter is in response to the recent consultee responses regarding the ongoing application for outline permission for the erection of 9 dwellings, with all matters reserved except for access, at Brookmans Park Golf Club, LPA reference 6/2022/2409/OUTLINE.

North Mymms Parish Council

The Parish Council have objected to the proposals on the basis that the application is for 9 houses, as opposed to the 14 it was allocated for in the Local Plan, meaning that affordable housing has not been provided. Although this was considered to have a capacity of 14 dwellings in the Draft Local Plan, consideration must still be given in respect of character, design, landscaping, etc. Landscaping is of particular importance given that within its allocation in the Draft Local Plan, the site-specific considerations refer to “*retain and protect trees and woodland*”, something which has been achieved in the proposals, however this has resulted in less dwellings being available to be proposed on site. The proposed layout and house types also responds well to the character of the area with the 9 dwelling scheme. This reflects the character of the surrounding area which is large, family dwellings, on spacious plots.

Traffic was also raised as a concern, however as concluded in the accompanying Transport Statement, *‘there are no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding transport network’*. Furthermore, the proposals include traffic calming measures that would improve the safety of the access road along Golf Club Road. Parking was also raised as a concern, however any subsequent Reserved Matters application will ensure that sufficient parking is provided for the site, with 3 spaces per dwelling shown currently on the outline site plan, which would ensure that it meets the Councils parking standards.

Neighbour responses

Whilst I note that the majority of the neighbour responses so far have been in support of the application, the key concerns from the few objections appear to relate to the access road and traffic impacts. As stated above, these points were raised by the Parish Council, however the Transport

Statement confirms the access is suitable for this level of development, the proposals would introduce traffic calming measures, therefore the proposed development is considered acceptable in highway safety terms. The other point raised by one neighbour is in relation to the loss of open green space, however as this site is allocated for housing in the Draft Local Plan so would be coming forward for housing meaning this open space would be lost in any case. Nevertheless, the proposals include a surrounding green buffer to help screen the proposals and also retain existing landscaping features on the site.

I trust the above overcomes these concerns raised, however please do not hesitate to get in touch if you would like to discuss these further.

Yours sincerely

Hayden Dicker

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