

Colney Heath Parish Council object to application 5/2023/0605

Land At Junction Of Roestock Lane And Bullens Green Lane Colney Heath



Colney Heath Parish council object to the application 5/2023/0605 to build 6 homes on land in Bullen Green Lane on planning grounds.

CHPC believe the following developments should be taken into account when determining this application.

Land at Bullens Green Land 5/2020/2464 & 1992 approved 100 homes.

Land rear of 90 to 106 High Street Colney Heath 5/2022/0599 45 homes still to be determined.

Land rear of Tollgate Road Colney Heath 5/2022/1988 155 new homes still to be determined.

Land rear of Roestock Farm 5/2023/0405 for 110 dwellings still to be determined.

Land in Bullens Green Lane near junction with Roestock Lane for 6 homes still to be determined, this application.

For traffic only impacts, the proposed site at Welham Green in WHBC local plan.

HS44/HS45 (WeG1 / WeG3a) Land at Welham Manor and west of Station Road 84 new homes.

HS46 (WeG10) Land at Dixons Hill Road 120 new homes.

As the Welwyn Hatfield Local Plan is well advanced in planning terms these carry some in weight when determining other applications.

Green Belt

The entire site is within the Green Belt, CHPC believe that the required very special circumstances (VSC) do not exist and have not been proved.

CHPC believe the proposed development would be contrary to SADC saved policy 1 Green Belt and policy 2 Green Belt settlements.

CHPC also believe that it is not possible to claim limited infill within the Green Belt as defined in NPPF para 149e due to the prior approval of the other site in Bullens Green Lane for 100 homes. If approved together with any of the other applications listed above would it lead to a very significant expansion to the village in almost doubling its size and cause significant harm to the Green Belt.

Land use



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The land is grade 3 agricultural land, while a detailed assessment has not been completed its likely that its grade 3a like most of the other farmland surrounding the village. Grade 3a is protected by NPPF para 174b and SADC saved Policy 102 – Loss of Agricultural Land.

Sustainability

This not a sustainable location, the site if developed would be highly dependent upon car usage.

Transport

The village has more bus stops than buses, in real terms the bus services are for schools in St Albans area and for shoppers. All the bus stops are beyond the preferred walking distance of 400m and as demonstrated in the village pavement assessments the state of the pavements is considered to be unsatisfactory (see appendix 1).

Hall Gardens 600m only 3 journeys Monday to Friday and two mid-mornings shopper buses each operating once a week.

Roehyde 600m and via A1(M) subway which is frequently flooded see appendix 1 and with limited destinations.

Railway stations be in practical terms only accessible by car.

St Albans City 6.8km

Welham Green 3.5km, the shortest route via Tollgate Road is considered by CHPC to be unsafe for most cyclists, this view was supported in the Land rear of Tollgate Road Colney Heath 5/2022/1988 transport study.

Education

Primary schools – the village primary school is at near or capacity and once the other Bullen Green Lane site is completed will be above its capacity. The school is 1.8km from the site so beyond the preferred walking distance and along substandard pavements see appendix 1.

Secondary schools – the situation is challenging, with most children going to school in Hatfield or Potters Bar. Obtaining place for a child in St Albans is normally only possible following a stressful appeal.

Due to the state of the A1(M) subway and ASB problems in the subway children normally have to be transported to school by car as there are no bus links, an unsustainable mode of travel.

Due to the distance and the lack of direct bus links children going to school in Potters Bar would also need to be taken to school by car again an unsustainable mode of transport.



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Facilities

Retail – the village has a convenience store/Post Office, Hairdressers, and a takeaway, however these are all beyond the preferred walking distance of 400m at 1000m along substandard pavements. Hilltop Hatfield also has some shops however on the 16th April 2023 many of these shop had closed down. Hilltop is 1050m from the site so beyond the preferred walking distance of 400m and is also via substandard pavement see appendix 1.

Healthcare – no facilities within the village, and considerable problems obtaining appointments elsewhere.

Housing mix

The proposal for 6 homes as 2 with 3 bedrooms and 4 with 4 bedrooms all open market.

This application does not meet the housing need of the district as it contains more larger homes than the latest objectively assessed need of the area in the Southwest Herts groups latest assessment. The assessment of need is towards smaller homes of 1, 2 and 3 bedrooms, however this application is balanced towards larger 4 bedrooms homes, therefore not meeting the housing need of the district.

Visual Impact

The applicant acknowledges in the planning statement para 2.3.1 that Colney Heath village consists of three communities which form the village. Therefore, the applicant acknowledges Colney Heath village is not a homogenous developed area but series of dwellings with gaps between them this forms the character of the village. Therefore, CHPC believe if this site was developed it would be detrimental to the character of the village.

The loss of the roadside hedge row would contribute additional visual harm to the character of the village.

CHPC believes this application should be refused.

Colney Heath Parish Council

4th May 2023