

# Draft Local Plan Proposed Submission Representation Form

## August 2016

For office use only



### How to get involved

The best way to comment on the **Draft Local Plan Proposed Submission** is online at: [www.welhat.gov.uk/localplan](http://www.welhat.gov.uk/localplan).

Alternatively, you can complete this form and return it by post to:  
Planning Policy, Welwyn Hatfield Borough Council, Council Offices,  
The Campus, Welwyn Garden City, AL8 6AE.

**Please return to Welwyn Hatfield Borough Council by 5pm Monday 24 October 2016.**

This form has two parts –

- **Part A – Personal Details** (you only need to complete this once)
- **Part B – Your Representation(s)**. Please fill in a separate Part B for each representation you wish to make.

### PART A: Section 1 – Your Personal Details

Please complete this section in full.

However, if you are an Agent representing a client, please complete only the Title, Name and Organisation of your client below and then complete your full contact details in Section 2.

Title	<input type="text"/>	First name	<input type="text"/>
Last name	<input type="text"/>		
Job title (where relevant)	<input type="text"/>		
Organisation (where relevant)	<input type="text"/>		
Address Line 1	<input type="text"/>		
Address Line 2	<input type="text"/>		
Address Line 3	<input type="text"/>		
Address Line 4	<input type="text"/>	Postcode	<input type="text"/>
Telephone number	<input type="text"/>		
Email address (where relevant)	<input type="text"/>		

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[www.welhat.gov.uk/localplan](http://www.welhat.gov.uk/localplan)



**WELWYN  
HATFIELD**

**PART A: Section 2 – Your Agent’s Details**

No need to fill in this page.

Title	<input type="text"/>	First name	<input type="text"/>
Last name	<input type="text"/>		
Job title (where relevant)	<input type="text"/>		
Organisation (where relevant)	<input type="text"/>		
Address Line 1	<input type="text"/>		
Address Line 2	<input type="text"/>		
Address Line 3	<input type="text"/>		
Address Line 4	<input type="text"/>	Postcode	<input type="text"/>
Telephone number	<input type="text"/>		
Email address (where relevant)	<input type="text"/>		

How did you hear about this consultation? (Please select all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Direct email / letter | <input type="checkbox"/> Newspaper             |
| <input type="checkbox"/> Community Group       | <input type="checkbox"/> Poster                |
| <input type="checkbox"/> Twitter               | <input type="checkbox"/> Library               |
| <input type="checkbox"/> Word of mouth         | <input type="checkbox"/> Parish / Town Council |
| <input type="checkbox"/> Website               | <input type="checkbox"/> Facebook              |
| <input type="checkbox"/> LinkedIn              | <input type="checkbox"/> Other                 |

**PART A: Section 3 – Monitoring**

We use this information to ensure everyone gets fair access to council services. However, you are not obliged to answer any of these questions. Any personal information will be treated in the strictest confidence. No personal information will be passed to a third party.

Do you live in the Borough?

Yes  No

Do you work in the Borough?

Yes  No

Do you represent an organisation or client?

Yes  No

Are you?

Male  Female

Which age group do you belong to?

Under 16  16 – 24  
 25 – 34  35 – 44  
 45 – 54  55 – 64  
 65 – 79  80+  Prefer not to say

This section is not compulsory, so if you live outside the Welwyn Hatfield borough, you might prefer to jump to Part B (page 5)

Do you consider yourself to have a disability?

No  Yes

If yes, what is the nature of your disability?

## Monitoring (cont.)

I would describe myself as...

- |  |   |
|--|---|
| <input type="checkbox"/> White – British                   | <input type="checkbox"/> Asian/ Asian British – Bangladeshi |
| <input type="checkbox"/> White – Irish                     | <input type="checkbox"/> Asian/ Asian British – Other       |
| <input type="checkbox"/> White – Other                     | <input type="checkbox"/> Black/ Black British – Caribbean   |
| <input type="checkbox"/> Mixed – White and Black Caribbean | <input type="checkbox"/> Black/ Black British – African     |
| <input type="checkbox"/> Mixed – White and Black African   | <input type="checkbox"/> Black/ Black British – Other       |
| <input type="checkbox"/> Mixed – White and Asian           | <input type="checkbox"/> Arab                               |
| <input type="checkbox"/> Mixed – Other                     | <input type="checkbox"/> Gypsy and Traveller                |
| <input type="checkbox"/> Asian/ Asian British – Chinese    | <input type="checkbox"/> Other ethnic group                 |
| <input type="checkbox"/> Asian/ Asian British – Indian     | <input type="checkbox"/> Prefer not to say                  |

Where English is not your first language, please specify your main language:

Are you? (Please tick one box)

- |                                    |                                 |                                |  |                                 |
|------------------------------------|---------------------------------|--------------------------------|--|---------------------------------|
| <input type="checkbox"/> Christian | <input type="checkbox"/> Muslim | <input type="checkbox"/> Hindu | <input type="checkbox"/> Sikh              | <input type="checkbox"/> Jewish |
| <input type="checkbox"/> Buddhist  | <input type="checkbox"/> Other  | <input type="checkbox"/> None  | <input type="checkbox"/> Prefer not to say |                                 |

## PART B: This is Your Representation

Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

**After this stage, further submissions will only be allowed at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Name or Organisation, and Agent if applicable:

Enter your name here. If you are responding on behalf on an organisation (eg. a cycling club) then enter the name of the organisation and state the approximate number of members.

### To which part of the draft Local Plan does this representation relate?

(Please make a separate representation for each part of the draft Local Plan you are commenting on)

Paragraph Number:

Policy Number:

SP24

Policies Map Number or Inset Map Name:

Table Number:

Figure Number:

**Do you consider the draft Local Plan is legally compliant?**

(please select one answer)

Yes No 

We've written some words below that give some suggestions about how you could respond, but it would be much better if you could adapt our suggestions and use your own words and experiences to say why this is a bad idea.

**If no, is this because it is NOT (see guidance notes for respondents):**

(please select all that apply)

Prepared in accordance with the Local Development Scheme Prepared in accordance with the Statement of Community Involvement Consistent with the regulatory requirements for consultation Compliant with the Duty to Co-operate Accompanied by a compliant Sustainability Appraisal 

**Please give details of why you consider the draft Local Plan is not legally compliant. Please be as precise as possible.** (Attach supporting documents if necessary.)

**Is this legally compliant?**

I believe that this draft Local Plan is not legally compliant because the community engagement programme has been inadequate. Welwyn Hatfield Council have not conducted "early and meaningful engagement and collaboration" with local residents, community groups and councils. No public awareness or consultation was carried out by the council until August this year. No councils, environmental or community groups have been engaged at an early stage in these plans. (National Planning Policy Framework, NPPF para 155). The council have only had one late stage consultation after which the policy will be approved, this has included just six one day ' Consultation Events' .

The NPPF also says "Crucially, Local Plans should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations". This has not happened. Welwyn Hatfield hurriedly approved the site (HAT15 Symondshyde) as a site allocation on 13th July and hurriedly put together a short consultation. I and many others have had no knowledge of this proposal until local people made me aware of it.

**Do you consider the draft Local Plan is sound?**

(please select one answer)

Yes  No

**If no, is this because it is NOT (see guidance notes for respondents):**

(please select all that apply)

Positively prepared   
 Justified   
 Effective   
 Consistent with national policy

We've written some words below that give some suggestions about how you could respond, but it would be much better if you could adapt our suggestions and use your own words and experiences to say why this is a bad idea. There are more reasons on our website: [www.save-symondshyde.co.uk/reasons-for-objecting/](http://www.save-symondshyde.co.uk/reasons-for-objecting/)

**Please give details of why you consider the draft Local Plan is sound or unsound. Please be as precise as possible.** (Attach supporting documents if necessary.)

Policy 24 - New Village at Symondshyde Farm

I believe that large scale housing development at Symonshyde is not consistent with Local Plan policies or national policies on Sustainable Development. Any development in the Green Belt is inherently harmful and this proposal would cause significant harm to an area of high quality, well used and much loved Green Belt land that not only prevents urban sprawl between St Albans, Hatfield and Wheathampstead but is also extensively used by myself and large numbers of residents from districts across Hertfordshire and beyond for quiet amenity, recreation and to support physical and mental health and as a wildlife haven.

Green Belt land should only be developed if exceptional circumstances have been proved. This has not been proved in relation to Symonsdhyde. I do not want to see extensive Green Belt development, if housing is needed it should be built out from an existing settlement not in the middle of the Green Belt. There is no evidence that local people want to see this type of development in the Green Belt and Welwyn Hatfield have failed to consult local people until the last possible minute.

Given the scale of this proposal and its conflict with local and national planning policy Welwyn and Hatfield has not promoted awareness of this late stage proposal and I and many local people were unaware of these plans.

Development in this location is inherently unsustainable. It will result on a heavy reliance on personal car usage in order to access shops, community, educational and leisure facilities of any size. It will add to the volumes of cars on the already traffic clogged roads and will destroy the structure of surrounding lanes, which are part of the prized quiet amenity of this part of the Green Belt.

I strongly object to this unsustainable proposal that will irreparably harm the Green Belt between Hatfield, St Albans and Wheathampstead

Please set out the changes you consider necessary to make the draft Local Plan legally compliant or sound including revised wording of any policy or text. Be as precise as possible. (Please note that any non-compliance with the Duty to Co-operate cannot be rectified at the examination.)

You will need to say why the change will make the draft Local Plan legally compliant or sound.

(Attach supporting documents if necessary.)

Remove policy SP24 from the Local Plan.

If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing?

(please select one answer)

No, I do not wish to take part in the examination hearing

Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector

If you wish to take part in the examination hearing, please outline why you consider this to be necessary (Please note the Inspector will determine who will be invited to be heard at the examination hearing):

Do you wish to be notified of any of the following? (please select all that apply)

When the Welwyn Hatfield Local Plan has been submitted for independent examination

When the Inspector's Report of the Welwyn Hatfield Local Plan is published

Adoption of the Welwyn Hatfield Local Plan

Signature:

Date:

Once complete, you can either email a scanned copy to [localplan@welhat.gov.uk](mailto:localplan@welhat.gov.uk) or post it to:  
Planning Policy, Council Offices, The Campus,  
Welwyn Garden City, AL8 6AE  
We would be grateful if you could also send us a copy too, so that we can check that the inspector has received it. Email it to [theteam@save-symondshyde.co.uk](mailto:theteam@save-symondshyde.co.uk) or email us to ask for a postal address.  
Thank you!

If you have any questions, please contact [localplan@welhat.gov.uk](mailto:localplan@welhat.gov.uk) or on **01707 357532**.

We want you to be able to access information and services as easily as possible, in ways that suit you. We can provide information in different formats or give other assistance where needed.  
Please call **01707 357000** or email [contact-whc@welhat.gov.uk](mailto:contact-whc@welhat.gov.uk).