

[illegible]

From: Harpenden Nfpg harpendennfpg@gmail.com
Subject: Fwd: Green Belt Assessment - New Farm
Date: 18 Nov 2024 at 21:47:53
To: SWC Jenkins-Greig

7.1

----- Forwarded message -----

From: <harpennfpg@gmail.com>
Date: Sunday, February 7, 2016
Subject: Green Belt Assessment - New Farm
To: J-G <jenkins-greig@sky.com>

Sent from my iPhone

Begin forwarded message:

Date: 28 February 2014 17:56:32 GMT

to: William Jenkins-Greig, <William.Greig@chase.com>
cc: Nick Murrant, <nick.murrant@chase.com>

...and Sally Oldfield

Subjects: Fresh, Green, Belt, A, A, Moss, Fams

Subject: Fwd: Green Belt Assessment - New Farm

7.2

Despite saying he can not deal with our questions he actually does (mostly)! Map does show it is the land we thought ie part of the school field and the horse field up to the building line, there won't be further assessment despite report ^(stating) should be and case of keeping a look out when it will be discussed. Need to get our councillor input when and how will argue etc.
Sarah

Sent from my iPhone

Begin forwarded message:

From: "John Hoad" <John.Hoad@stalbans.gov.uk>
Date: 28 February 2014 17:38:42 GMT
To: "Harpenden NFPG" <harpendennfpg@gmail.com>
Cc: "David Williams" <jdavidwilliams@ntlworld.com>, "Councillor J Daly" <Cllr.J.Daly@stalbans.gov.uk>, <nicolalinacre@aol.com>, "Cllr G Turner - External" <turnergh@tiscali.co.uk>, "Simon Rowberry" <simon.rowberry@stalbans.gov.uk>, "Wendy Frost" <Wendy.Frost@stalbans.gov.uk>, "Chris Briggs" <Chris.Briggs@stalbans.gov.uk>
Subject: RE: Green Belt Assessment - New Farm

Dear Ms Jenkins Greig

I am following up Chris Briggs' e mail to you below.

7.3

Looking at your queries, I am not sure that there is much I can add to his earlier replies.

I think the report is quite clear in identifying the site you are asking about. This is SA SS4 Land west of Harpenden shown on the Plan at Figure 8.1.

Link below:

http://www.stalbans.gov.uk/Images/Green%20Belt%20Review%20Purposes%20Assessment%20-%20Final%20Report_tcm15-38991.pdf

The justification for SKM's recommendation that this area should be removed from the Green Belt is at Para. 8.3.7.

There is no more detailed work to share with you. I can however provide a larger scale plan that helps you see the precise boundaries of the area (attached).

All the small scale sub areas are clearly identified in the report and have not been subject to further assessment in SKM's work. Part 2 of the study (sites and boundaries) looks at only the strategic sub areas in more detail as their boundaries were not fully defined by the initial report. That document is not therefore relevant to the site you ask about.

The Council will decide through its Local Plan whether this site (and others) should be taken out of the Green Belt and allocated for development. There will be opportunity for comment and objection to any proposals the council makes. The SKM report is a consultancy report making recommendations only, it is not a policy document.

7.4

I am happy to discuss on the phone if that would help.

Yours Sincerely

John Hoad

Spatial Planning and Design Team Leader

Planning and Building Control

St Albans City & District Council

Direct: [017271819580](tel:017271819580)

Ext: 2569

Council general home page: www.stalbans.gov.uk

Council contact details and address: www.stalbans.gov.uk/contact-us

From: Chris Briggs

Sent: 12 February 2014 15:49

To: 'Harpenden NFPG'

Cc: David Williams; Councillor J Daly; michaelmarco@aol.com; Cllr G Turner - External; Simon Rowberry; John Hoad; Wendy Frost

Subject: RE: Green Belt Assessment - New Farm

Sarah

I appreciate your frustrations with the lack of clarity and my colleague John Hoad (copied) is best placed to assist you. John is on leave until next Tuesday 18 February and he will respond on his return. Both myself as Deputy Head of Planning and Simon Rowberry as Interim Head of Planning have had no direct contact with SKM on the details of their independent work. This has been done by John Hoad, which is

why he is best placed to respond.

7.5

KR

Christopher Briggs

Spatial Planning Manager

Planning & Building Control

St Albans City & District Council

Direct: [01727-614600](tel:01727-614600)

Ext: 2600

www.stalbans.gov.uk

www.stalbans.gov.uk/contact-us

From: Harpenden NFPG [<mailto:harcnfp@bt.com>]

Sent: 08 February 2014 09:33

To: Chris Briggs

Cc: David Williams, Councillor J Daly; mick@linacre-2.co.uk; Cllr G Turner - External, Simon Rowberry, John

Head, Wendy Frost

Subject: Re: Green Belt Assessment - New Farm

Dear Chris

Thank you for your email, the contents of which I note.

7.6

The plan that has been provided has created confusion amongst people as to what land is going to be treated differently and assessed further. This clearly demonstrates that the plan is insufficient. Accordingly, will this be rectified? In the meantime, please clarify which part of the land is included in this further assessment. The NFPG Committee's interpretation of the plan is that a portion of the field used by Roundwood Park School (that directly behind Medlows) and a portion of the horse field - in each case up to the building line of the Falconers Field properties - is the land that is included in the further assessment and no other. Is that correct? Given how you answer this question will impact on exactly who may wish to comment. I look forward to hearing from you as soon as possible.

Also, do you not know when the further assessment of this particular land is going to take place?

It is becoming apparent that getting answers to what should be quite straightforward questions is becoming a problem so I hope this can be rectified without delay.

Kind regards,

Sarah Jenkins-Greig
Harpenden NFPG Committee

On Fri, Jan 24, 2014 at 3:44 PM, Chris Briggs <Chris.Briggs@stalbans.gov.uk> wrote:

Sarah

Apologies for the time I have taken to respond.

In particular, is there a more exact plan in existence? – SKM are independent consultants and the plans that they have chosen to publish are what they felt were appropriate to their considerations. I should make you aware that they are finalizing their corrections/updates/amendments to the previously published Green Belt Review Part 2 in the near future, which will also be published when it is complete.

I hope that these comments, together with those in my earlier email, will be reflected in any future

7.7

assessment. When do you think that will be and then when will the public be able to challenge or comment? – your comments have indeed been noted. The Planning Policy Committee (PPC) on 31 January will be receiving reports that seek to move forward with the Strategic Local Plan. I suggest that you look at the Agenda for this and further PPG meetings in coming months and see at what stage you wish to comment or challenge, as you see appropriate.

KR

Christopher Briggs

Spatial Planning Manager

Planning & Building Control

St Albans City & District Council

Direct: [01727 814800](tel:01727814800)

Ext: 2600

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www.stalbans.gov.uk/contact-us

From: Marysden NPPG [mailto:marysden@nppg.com]

Sent: 12 January 2014 11:30

To: Chris Briggs

Cllr David Williams, Councillor 1 (Tel: [01727814800](tel:01727814800)); Cllr G Turner - External; Simon Rowberry

Subject: Re: Green Belt Assessment - New Farm

7.8 -

Dear Chris

Thank you for your email of 30th December with the link to the final report. Unfortunately, the document on that link does not have a detailed plan identifying the exact extent of the land which is being treated differently at New Farm and indeed that document still does not address exactly why the conclusions were reached. I do, however, note that a further assessment has been recommended but is there not more information available now given there has already been an assessment to arrive at this recommendation? In particular, is there a more exact plan in existence?

It was disappointing to see that a photograph showing this land (I do not know to what extent it does show the relevant area) was so misleading and is supposedly evidence of the land being enclosed. There are open playing fields to the south of the land shown in the photograph and agricultural fields to the north west. As I was told by a Vincent and Goring representative that hedges/fences are not an impediment to openness in green belt terms then the border to the west is also open. Indeed the openness that this land gives is very important to the community.

I hope that these comments, together with those in my earlier email, will be reflected in any future assessment. When do you think that will be and then when will the public be able to challenge or comment?

Thank you again for your helpfulness.

Kind regards

Sarah

7.9

On Wed, Nov 20, 2013 at 5:35 PM, Chris Briggs <Chris.Briggs@stulbans.gov.uk> wrote:

Sarah

I will do my best to assist.

In response to the specific points raised by: *Could you please clarify on a plan exactly which land and which part of that land it is that has been highlighted? ... report is a summary so we would please like to see the detailed analysis and elsewhere.*

The Final three authority version of the Independent Green Belt Review Part 1, including detailed appendices, is due to be published on 29 November. This will provide the detail that you seek.

For clarity, I believe that the land referred to by you as "near Redbourn" is included in the report, with a different title. It is SAS1 and SAS2.

Your other points are noted and you will have the opportunity to raise them through Plan consultation stages as the Plan evolves.

I hope this helps.

KR

7.10

Christopher Briggs
Spatial Planning Manager
Planning & Building Control

St Albans City & District Council

Direct: 01727 814800

Ext: 2600

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www.stalbans.gov.uk/contact-us

From: Harpenden NEFG (mailto:harpdennefg@gmail.com)

Sent: 19 November 2013 22:01

To: Chris Briggs

Cc: David Williams, Councillor J Doly; mcolahmace@aol.com; Cllr G Turner - External; Simon Rowberry

Subject: Green Belt Assessment - New Farm

Dear Mr Briggs

Your name was given to me by Councillor Turner who thought you may be able to assist me.

I am the vice-chair of Harpenden New Farm Protection Group ("the Group") which has more than 200 members and was set up over a year ago to protect the green belt land in North Harpenden known as New Farm - in order, inter alia, to protect New Farm itself, to protect the community's use of the land and to ensure that the way in which the land is used does not have an adverse effect on the neighbourhood and its infrastructure.

The Group was pleased to see in the first green belt assessment that the importance of

7.11

the majority of New Farm as green belt was identified. However, members were very concerned to note a section of New Farm has been highlighted as possible for development in the report. It appears the highlighted land is part of what is now actually a Roundwood Park school playing field (behind property on the Medlows) plus part of the field off Falconers Field currently used for horses.

Could you please clarify on a plan exactly which land and which part of that land it is that has been highlighted.

Could you also please clarify exactly why this part of the land is being treated differently. The report is a summary so we would please like to see the detailed analysis. This is open space and it is important green belt land to maintain this openness and to ensure no encroachment on the rest of the land around it.

The Group understands viability of development is something that is analysed later but to identify land may hinder those arguments at a later date. We do not see how a school field should be used or how the infrastructure will cope with houses in this area. A resident who has lived in the area for many years has told the Group that Falconers Field was not considered safe enough in terms of traffic when it was considered many years ago for further houses. Access to the site is particularly unsafe. It is on a school run route which is even busier now than it was then and is close to Roundwood Lane, a rural road, which means any increase in traffic as a result of the development is unacceptable. Any small percentage increase in traffic that may have been considered acceptable has more than been taken up by the major new Faulkners Place housing development at Yeomans Avenue.

Councillor Williams made it clear before he was elected that housing on green belt was unacceptable in this area of Harpenden. I believe Councillor Turner is concerned at how the assessment fails to take our neighbouring local authorities into account and the need for them to take a greater share of new housing.

In terms of the potential effect on the area identified at New Farm, the loss of the space and detrimental impact on the infrastructure will be disproportionate to the benefit from any houses which could be better met by some of the larger land areas identified. Given the land mentioned in the local press near Redbourn could fulfill all housing needs including in the area of west Harpenden and surrounding villages, we do not want to lose this particularly valuable land at New Farm only to find any housing need is satisfied elsewhere.

We understand the importance of adopting a local plan as soon as possible but it would be wrong and premature in planning terms not to take into account and assess the suggested land at Redbourn which would not only meet any need for many years but has been said to be capable also of fulfilling infrastructure needs. Why has this land not

been included?

We hope in the second assessment this land at New Farm will not be included. If it is, please could you take this email as notice of our objection and we would be grateful for updates as this process continues so we can make further representations. Though this land is smaller than many other identified areas please know the opposition will be no less strong.

In the meantime, if you could please provide a detailed plan and the detailed report analysis we would be grateful.

I look forward to hearing from you.

Kind regards

Sarah Jenkins-Greig
Harpenden NFPG Committee

7.12

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Every household in St Albans City & District will receive a voter registration form from St Albans City and District Council.

Note that the details are correct and return your form as soon as possible to register to vote.

Alternatively, if no changes need to be made to the information on the form, you can use your unique security codes on the form to register by:

||

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SS4 Plan.doc

10 MP



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