

6/2020/2248/OUTLINE

MAJOR OBJECTION: NMPC have a Major Objection to this application. This land is not in the Local Plan or the Draft Local Plan. It is Green Belt and valuable agricultural land therefore no special circumstances exist for it to be removed from Green Belt or developed. Any proposal would harm the openness of the Green Belt and be inappropriate development in this rural village. It is not a “sustainable” site given the remoteness from public transport, therefore, would rely on car use as evidenced by the note of 220 car parking spaces on the application form. The proposals are confused and conflict with the application form which, for example, states “surface water will be disposed of by mains drainage” yet the Landscape Strategy Plan indicates SuDs. Although this is laudable, it would result in marsh areas which presumably not be available for public access other than as open space amenity land. There is no infrastructure to support this development.

Given that the subsoil is clay and the extent of road and car parking proposed, the flood risk to the site and surrounding properties will be raised and trial pits taken in June are questionable as evidence.

Item 3 “Flooding from the Sea” in the Flood Risk Assessment and Drainage Strategy is a puerile inclusion.

This proposal cannot be supported by North Mymms Parish Council.