

Response from Judith Watson

WELWYN HATFIELD LOCAL PLAN

Regulation 19 (submitted) sites

INSPECTOR'S MATTER AND ISSUES

Northern Settlements – Woolmer Green

Items 14 and 15 foul drainage

The main sewer for Woolmer Green runs along the B197. Owing to its inadequate capacity (leading to the ingress of sewage into private gardens) it was upgraded some 10 years or so ago but only partially, probably up to the junction of Bridge Road with the B197. In my opinion, all future house building in Woolmer Green would compromise the situation again.

Items 18 and 19 traffic

I suggest that any further housebuilding in Woolmer Green would have a severe impact on the present traffic situation although I cannot predict anything following the coronavirus outbreak. At present I cannot see how this can be mitigated.

Items 24 and 25 convenience store at Entech House development

There have been three attempts at opening convenience stores in Woolmer Green since the main shops closed; all have failed due to lack of custom. I cannot predict what will happen after the corona virus outbreak; there may be a lot more home-working, there may not. People's life-style will probably change.

Items 28 and 29 Sustainability and brownfield sites within the village envelope

I am concerned about the proposal to use the Marshall's car dealership site for housing. This site must be very polluted having been in use as a garage repair shop and filling station since the early 1900s. In the eastern part of Hertfordshire, the water supply is already threatened by contamination plumes from further west, notably the bromate plume from Sandridge and the chemical plume from Wheathamstead. This site should continue to be used for employment.

Items 37 to 40 Green Belt Issues

The suggested new boundary is insecure and the Green Belt left open to further encroachment, particularly from the north. The NPPF guidelines state that any new boundary should be well-defined by existing features; this suggested boundary is not so defined.

Thank you,

Judith Watson, 23.03.2020