

The Planning Inspectorate  
Room 3B Temple Quay House  
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14 December 2020

**Ref: APP/J1915/W/20/3260368: Response from the Chair, Bengoe Neighbourhood Area Plan**

1. Neighbourhood Plan responses (dated 20/02/2020 and 03/03/2020) to planning application 3/20/0159/FUL described the negative impact this proposed development would have on Bengoe Neighbourhood Area Plan View 5: Beane Marshes towards Molewood from Beane Road bridge.
2. The Neighbourhood Plan Submission Draft (Regulation 15) was published in February 2020. The expectation is that the Plan will reach the public referendum stage in May 2021. A weblink to the Neighbourhood Plan is provided at the bottom of this letter.
3. Paragraph 4.22 of the Plan describes the view across Beane Marshes from the bridge and also references the fund-raising campaign by a local charity to purchase parts of Beane Marshes. The campaign was successful, and, in August 2020, the land was gifted to the Herts and Middlesex Wildlife Trust.
4. Objective A in the Neighbourhood Plan (page 11 in the Plan) states the commitment to '*protect precious green spaces through Local Green Space designation and preserve important views*'. Criterion III in Policy HBN3: Important Views (page 17 in the Plan) says '*proposals where a harmful impact is identified will only be permitted where appropriate mitigation measures can be delivered*'.
5. Paragraph 2.1.19 of the Appellant's Statement of Case describes a development that would be '*partly tucked in*' behind the roofs of the Wellington Street houses below. Whilst recognising the appellant's intention to mitigate the impact of this development, a new layer of development would be visible on the hill from View 5. It is still considered that this would be to the detriment of View 5.

Chair, Bengoe Neighbourhood Area Plan

[Bengoe-Neighbourhood-Area-Plan-Submission-Draft-Regulation-15.pdf \(lovebengoe.org.uk\)](#)