

Kim Cooper

From: Carol Branigan [ncpc@btconnect.com]
Sent: 28 September 2015 13:37
To: Planning
Subject: Planning Application

Please be advised of our Planning Committee's response to the applications for :-

NORTHAW EQUESTRIAN CENTRE, NORTHAW ROAD WEST, NORTHAW – S6/2015/1159/MA & S6/2015/1160/LB

NORTHAW AND CUFFLEY PARISH COUNCIL **OBJECTION** TO Proposed housing development at Northaw Equestrian Centre, Northaw Road West, EN6 4NT

Application References: S6/2015/1159/MA
S6/2015/1160/LB

We strongly object to the application for the following reasons:

- The development would be situated on Green Belt land and there are no special circumstances for this type of development. Even if this was permitted under 'sustainable development within a defined urban area' this development is not in scale with and does not reflect the character of the village nor does it provide affordable housing for the local community. It would therefore cause substantial harm to the Green Belt which is not outweighed by other considerations.
- The Localism Act encourages and enables communities to have genuine opportunities to influence the future of their area through the Neighbourhood Plan and we believe any refusal to acknowledge the content of an emerging NP in determining an application goes against the spirit of how the act was intended. Northaw and Cuffley have an emerging Neighbourhood Plan which should go to our parishioners' at the end of 2015.
- This is not a sustainable development. NPPF states to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, this does neither.
- The scale of the development is inappropriate to the size of the village. They are a mix of three and four bedroomed houses.
- The Local Plan has not identified Northaw Park Farm as a SHLAA site.
- The developers claim 'There is a substantial hedge on Northaw Road West' which there maybe but this is because of the inability of the owner to maintain any of the hedges along Northaw Road West and therefore they are only substantial for that reason. Hedgerows were created by man and require management to ensure their both their continuing good condition and their survival.
- The provision of a field for use by residents and the community is not necessary. The village already has a park and a community orchard and is served by a good network of footpaths and bridleways.
- The existing business (equestrian) is long standing and very appropriate to this setting. This would mean a loss of employment for the area and the loss of pleasure for children and adults for this outdoor activity. It is a very good amenity which is well used and one of the few currently existing in Northaw.

- The Flood Risk Assessment states there is very little likelihood that the development would be connected to the main sewer.

‘3.6 Sewer records, obtained from Thames Water, show there are no surface water or foul sewers located in the immediate vicinity of the site. There is however a foul water sewer serving the properties to the north

of Northaw Road West, which is located in their rear gardens and crosses Park Road to the west. Due to the location of this sewer, which crosses private land, it is unlikely that the properties on the proposed development site would be able to connect to them.’

Any alternative measures would make a further impact on the site.

- The bus services are irregular and being reduced again soon. The suggestion that the new residents would use this service is not viable. Occupants would have to drive or cycle or walk to access shops, doctors, dentist, library and post office services.

Sunday timetables Northaw Bus 242

0824 1014 1214 1414 1614 1814
0934 1134 1334 1534 1724 1924

Saturdays

0834 0924 1027 -- 1127 -- 1227 -- -- 1357 -- -- 1527 1557 1641 1751 1852 --
2043 -- 2143 -- 2243 -- 2343

0710 0800 0859 0926 0956 -- 1056 -- 1156 -- 1256 -- -- 1426 -- 1616 1721 1910
-- 2010 -- 2110 -- 2210 --

Mon-Friday Non-schooldays

0643 0723 0755 0852 0929 1027 -- 1127 -- 1227 -- 1327 -- 1427 1457 1530 1646 1751
1901 1951 -- 2043 -- 2143 -- 2243 -- 2343

0542 0605 0630 0714 0800 0855 0926 0956 -- 1056 -- 1156 -- 1256 -- 1356 1506 1615
1720 1826 1910 -- 2010 -- 2110 -- 2210 --

Schooldays

0643 0723 0747 0852 0929 1027 -- 1127 -- 1227 -- 1327 -- 1427 1457 1530 1646 1751
1901 1951 -- 2043 -- 2143 -- 2243 -- 2343

0542 0605 0630 0714 0754 0855 0926 0956 -- 1056 -- 1156 -- 1256 -- 1356 1506 1615
1720 1826 1910 -- 2010 -- 2110 -- 2210 --

The NPPF states that developments should ‘Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made suitable’ – does not satisfy this since public transport, walking and cycling would not be likely to be significant

- The Grade II listed barn is not a bargaining tool for this development, it is the responsibility of the owner to secure the building from its declining state and we have no objection for this to be instituted.

Please confirm receipt.

Carol Branigan
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