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**Sent:** 28 September 2015 11:42

**To:** Contact-WHC

**Subject:** FOA Planning Dept Application No S6/2015/1160/LB Equestrian Centre at Park Farm Northaw

## **S6/2015/1160/LB Equestrian Centre at Park Farm Northaw**

Dear Sirs

We understand that yet another parcel of green belt land, and yet another equestrian centre, is under threat of housing development. This is an attempt for development achieved by land grab.

If successful it means that **any** development company can purchase agricultural buildings and equestrian centres with a view for development. Loss of green belt by stealth must be prevented.

We also note that

- Although the proposed development is in the Green Belt and no 'special circumstances' are given. The fact that it is previously developed land is not a special circumstance.
- There are no services such as shops, doctors and dentists, library and post office available in Northaw leading to further traffic which is supposedly being discouraged. The restricted service for public transport is not a feasible alternative
- The current use as an equestrian centre is a long standing and appropriate development in a rural area. Change of use would be required to convert to residential and this would not

be an appropriate use of the site. It would also set a precedent allowing development of any group of buildings in the Green Belt

- The equestrian centre, a viable and well used business, would be lost and this would mean a loss of amenity and employment for the village. According to the applications own figures, 15 people are employed on the site and it provides not only stabling but also riding lessons and other leisure activities to the public
- The provision of a field for use by the residents of Northaw is surplus to requirements and would not add value to the community. There is already a playing field and a large community orchard in the heart of the village which are easily accessible to everyone
- The site is not connected to sewers and the Flood Report states that it is unlikely that properties would be able to connect to existing sewers. No plans are included to show how sewage would be dealt with. Septic tanks require constant maintenance and bring householder liability for contamination which is not appropriate.
- There is a listed barn which underlines the heritage aspects of this equestrian site, and the long standing green belt aspect.
- The village school is oversubscribed as are secondary schools in the area and the latter would have to be accessed by car
- The scale of the development is inappropriate to the setting. The materials used and the size of the houses especially the 2 storey dwellings would not be sensitive to the listed building or the rural site

For the reasons given above were object to his proposal.

Yours sincerely

Simon & Constantina Firth

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