

NORTHAW AND CUFFLEY RESIDENTS ASSOCIATION

STRONG OBJECTIONS TO PLANNING APPLICATION

6/2020/1365/FULL

I am the Chair of the above Residents Association and we have strong objections to the proposed development at Vineyards Road, Northaw, EN6 4PA

Our Constitution commits us, inter alia, to “collaborate with others who are concerned about encroachment into the surrounding Green Belt”.

The Government continues to emphasise the importance of retaining Green Belt land and the need for very exceptional circumstances being required before allowing applications to build in The Green Belt. In this case there are no such very special circumstances.

The application suggests that the provision of a dwelling on this site would assist the Council to meet its housing target since it currently does not have a five year supply of sufficient sites. The provision of just a single dwelling with five bedrooms will have virtually no impact on the shortage of sites and neither will it contribute to the need for the provision of more affordable homes for families of more modest means.

We note that pre-application advice was obtained on 28 January 2020. It is stated that the officer gave a positive response suggesting that a dwelling on the site would represent limited infilling in a village and would amount to appropriate development despite being in a position which is not sustainable. He went on to suggest that cycling 2.5 miles each way to Potters Bar would be a reasonable option to using a car. **We totally reject the reasons given** which ignore the importance of the Green Belt, the creation of a precedent and the difficulty cycling, for example with any amount of necessary items for attending a gym, or managing shopping on the way home.

Turning to the Application Form we note that the answers to all questions in section 12 are “No”. This is the case only because in January the site was systematically cleared of all of the existing vegetation with the exception of two trees on one boundary. Land which had previously, and for many years, been an orchard was turned into bare ground. Whatever wild life had been enjoying the orchard suddenly found their homes destroyed and they had to move elsewhere. In this connection the Ecology Assessment is nothing more than joke! The first two draft reports were written **before** the site visit and the final version on the day of the visit itself.

It is also claimed that the proposed dwelling would have no adverse effect on the properties either side of the site. It is clear from the plans submitted that one side of the proposed dwelling is so close to number 32 that it almost touches it.

We also note that there was an application for a dwelling on this site in 1987 (reference S6/1056/87/OP) which was turned down. A subsequent Appeal was also refused.

For the above reasons we strongly object to this application and it should be refused.