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From: [redacted]  
Sent: [redacted]  
To: Planning  
Subject: 6/2019/1370/MAJ

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**Site reference RS1a. Proposed housing development of 26 dwellings**

We [redacted] residents of Northaw and strongly object to this proposed development.

In summary, the development of this site would:

1. Result in a disproportionate and unsustainable level of growth to the very small village of Northaw.
2. Give rise to a "high" degree of harm to the Green Belt .
3. Give rise to materially detrimental impacts to a local area already suffering from acknowledged congestion.
2. Have a materially detrimental impact upon the amenity enjoyed by properties on Coopers Lane Road and Vineyards Road.
3. Have a detrimental impact upon the established landscape character of the area.

More specifically:

The Council's objectively assessed need for housing does not ,by itself automatically constitute "exceptional circumstances" for use of Green Belt ,as required by the NPPF.

The site fails HELAA stage 1 . It is not adjoining another settlement within the Green Belt.

The proposed location is next to a Wildlife habitat and woods.

Northaw Village has no shops, secondary schools, medical facilities and lacks industrial/office job opportunities, train services etc., Coopers Lane Road lacks footpaths on parts leading in both directions to the nearest stations /facilities, i.e. Cuffley & Potters Bar.(both half an hour walks away) Neither of these paths are suitable for prams & buggies.

Families living in the Northaw area need 2 cars to take children to school, get wage-earners to work, get shopping etc.

Even with the current housing, traffic congestion is frequent.

Additional homes and traffic in semi-rural areas will add to the Climate emergency declared by Welhat Council . It also seems likely that the poor testing done by Welhat means that Pollution levels are even worse than indicated by Welhat testing.

Welwyn Hatfield Council can provide additional housing without touching Green Belt- Semi-rural areas.

The recent Call for Sites has identified "Urban" sites within Welwyn Garden City & Hatfield capable of providing over 2000 more homes.

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