

July 2019

Objection to Planning Application 6/2019/1370/MAJ
Erection of 26 Dwellings at Land to East of Firs Wood Close, Northaw

As a resident of Firs Wood Close, I am writing to object to the above planning application for the following reasons;

Suitability

The proposed site is on greenbelt land within Northaw Park, a private housing estate of 42 houses. A development of 26 affordable dwellings would increase the density by over 50% and would not in keeping with the adjoining houses and environment.

This location would be unsuitable for affordable housing due to the lack of local amenities and infrastructure in the area as detailed below.

Firs Wood Close is off Coopers Lane Road, a 2 mile winding lane with no bus routes or pavement making it very difficult to travel anywhere without a car. Potters Bar high street is approximately 1 mile away and most of the walk there would be dangerous.

In addition, the application makes reference to walking to Northaw Village, again this is accessible through a 15 minute walk through a bridle path through woods which has no lighting ,is mostly muddy and difficult to walk through. Once in to Northaw Village, apart from a pub, restaurant and village hall, there are no other services. Cuffley is 2 miles away and a car would be required.

Previous Refusals

In January 2014, a pre application enquiry from Mr P Rigotti, reference S6/2013/260PA for "Erection of 1 x detached Dwelling at land to the East of Firs Wood Close" was rebuffed for a number of reasons, many of them still apply now (Council letter attached)

Some of the Reasons included:

Inappropriate development on Green Belt land.

Impact on Character and openness of areas and wider area would be affected by any new building and highly likely to detract from the rural and verdant character in accordance with NPPF.

Impact on the Character and surrounding area- Developments should enhance and improve the character of the existing area –the proposal would fail to comply with Policies D1 and D2 of the adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality and respects local character and context.

Kate Philips – Planning Officer – It is my opinion that planning permission will not be granted for the erection of 1 x new dwelling .This is because the application site lies within the Metropolitan Green Belt where there is a strong presumption against inappropriate development such as the erection of new buildings. I would therefore advise you against submitting a formal application.

Greenbelt

This proposal does not comply with the stage 1 Housing and Economic Land Availability assessment (HELAA) because it is not adjoining another settlement within greenbelt and there are no special circumstances why this site has been selected when there are more suitable sites with much better road, services, pavements and local amenities such as buses and shops within easy reach.

Wildlife

This site is adjacent to the wildlife sites of Fir and Pond Wood which is a local designation identifying the most non statutory sites for wildlife in the borough, further adding to the unsuitability of the site.

Pollution & Air Quality

The area already has high levels of pollution and carbon monoxide due to its close proximity to the M25. Any further development will be even more damaging to high levels we already have.