

Comment for planning application 6/2020/3451/MAJ

Application Number	6/2020/3451/MAJ
Location	Wells Farm Northaw Road East Cuffley Potters Bar EN6 4RD
Proposal	Demolition of existing buildings and erection of 14 dwellings
Case Officer	Mr Mark Peacock
Organisation	
Type of Comment	Objection
Type	neighbour
Comments	<p>This will cause greenbelt harm, contravening NPPF regulations, especially in relation to openness and permanence (para 133 and 144). It constitutes 'inappropriate development' for which there are no 'very special circumstances' (143 and 145). It also contravenes SADM34. In terms of landscape impact, the proposal breaches NPPF (para 127). The proposal undermines the core NPPF principle of sustainably managing growth. In reference to Local Policy RA28, the proposals would generate traffic volumes onto Northaw Rd East that would not be sustainable given traffic speed and historic levels of serious accidents. In reference to NPPF environmental regulations, this proposal would be a clear breach of provisions relating to the protection of natural habitats and biodiversity. The proposal takes no account of the fact that this is a highly sensitive landscape setting, in which the valued rural character and openness of the area would be harmed (Local Policy RA10/SADAM16).</p>
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Attachments	