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To: [Planning](#)
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Application no; 6/2020/3451/MAJ

Land at Wells Farm, Northaw Road East, Cuffley

1. The site falls within the Green Belt and residential development is an inappropriate use of Green Belt land as set out in the NPPF and in the current adopted local plan.
2. The current uses of the site can be deemed to be not inappropriate Green Belt uses in accordance with the encouragement given to the re-use of buildings in rural areas for business use as set out in paragraphs 83 and 146 of the NPPF.
3. The site falls outside the village of Cuffley, separated from the village by a significant tract of farmland and the existing buildings have no great visual prominence.
4. The site and the land to the east and north are the subject of discussion through the current local plan process. The Council have recognised that it is an area where any development would cause a high degree of harm. The application documentation makes it clear that development of the application site would be a precursor to development of adjoining Green Belt land. In these terms the application should not be determined until the future of the area has been settled through the Local Plan process.
5. Furthermore the site is not in a reasonably sustainable location given its distance from the village centre and in an area where there are no secondary schools. It should be noted that the Local Plan Inspector has indicated that Cuffley as a whole is not in a very sustainable location.
6. As far the impact of additional traffic, it has been recognised that there are no clear mitigation plans for Cuffley and the Local Plan Inspector has queried whether any additional development should take place in Cuffley without any such measures being in place.
7. For the Council to consider the grant of development on this site, it must be convinced that there are exceptional circumstances. Against the policies of the current adopted plan, there are no exceptional circumstances to weigh against the NPPF and the Local Plan.
8. As far as the Draft Local Plan is concerned, it would not be appropriate to consider this application against those draft policies whilst there is ongoing discussion through the Inquiry process as to the future of land on the periphery of Cuffley

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