

From: [REDACTED]
To: [Planning Comments \(Shared Mailbox\)](#)
Subject: Proposed development at Wells Farm
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Dear planning,

Residents of Northaw and Cuffley like ourselves, have mostly not objected over the last three decades to sustainable development within the two villages. But the proposed development at Wells Farm is not only not sustainable, it is in breach of basic NPPF regulations and provisions. We know that residents will vigorously oppose this development and escalate matters should it not be rejected.

Please note the following substantive objections. These objections have been forensically researched and checked against legal and planning stipulations:

1. Any residential development of dwellings on the Wells Farm site would directly contravene the purposes of Green Belt set out in Paragraph 134 of the NPPF. It would distinctly breach all five purposes.
2. Development on HS30 would allow the development edge of Cuffley to "sprawl" materially into the Green Belt and fields surrounding the proposed settlement. That would be a direct breach of one of the purposes of NPPF 134.
3. The Metropolitan Green Belt is not for ribbon development in such an area and landscape. Residential dwellings on the site would form a wholly unnatural and incongruous pattern of built form into the rural landscape.
4. As an environmentalist, I have checked the impact that development would have on HS30 and surrounding fields. There will be a significant loss of natural habitats and loss of biodiversity, contravening several protocols in regulations. The proximity to Hempshill Brook and the presence of surrounding Local Wildlife Sites give further substance to this objection and any legal challenge.
5. In WHBC's Climate Change Strategy (2.1) you clearly state the objective of *"Reducing carbon emissions from our own estate and operations to net zero by 2030..."* and that will never be achieved by residential development on high-harm green belt and open grassland such as HS30. This grassland is essential in carbon sequestration.
6. Any residential development will cause significant harm to the openness of the greenbelt, the mature vegetation itself and the character of the village.

7. It would establish a precedent that would render both villages no longer so - they would eventually merge.

8. It is unconscionable to allow such a development when we are in the middle of an existential climate emergency, with global warming breaking records so dangerously, and where the retention of land to absorb carbon dioxide has become vital.

9. Development on this high-harm green belt not only contravenes and contradicts its very establishment, but some developments have already begun to trigger dangerous positive feedback loops making achieving net zero impossible.

10. The above substantive objections are supported by and ratified by the following studies:

- Landscape Sensitivity Assessment, prepared by LUC (July 2019)
- Green Gap Assessment, prepared by LUC (August 2019)
- Welwyn Hatfield Green Belt Study Stage 3 Final Report, prepared by LUC (August 2018)

The case presented in the 10 key points above is unequivocal. There is no basis to grant permission to build on Wells Farm and clear legal, planning and environmental grounds to resolutely oppose it.

with regards


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