

## **OBJECTIONS TO THE PROPOSED FIRS WOOD DEVELOPMENT**

1. The proposal would conflict with the purpose of the Green Belt and WHBC Local Plan. This would be an inappropriate development in the Green Belt, harming the openness of the Green Belt, encroaching into the countryside and enclosing the green buffer between Northaw and Potters Bar.
2. There are no very special circumstances to allow this Green Belt development.
3. Non-compliance with the Neighbourhood Plan which states “Objectives have been established to deliver the vision of the Neighbourhood Plan. Over the next fifteen years the Green Belt is maintained as open land free from development”
4. The proposal would be located within the open green space, within a village setting. The proposal due to its size, scale and massing within this would erode the landscape of the village settlement which would harm the rural setting of the area. Southern Northaw Village is detached from the village centre and has a few dozen homes which would be dwarfed by the proposed 150 new units and facilities.
5. Additional potential harm such as impact on the residential amenities of the existing occupiers of Firs wood road because of traffic generation and associated noise, disturbance and inconvenience.
6. In Oct 1984 a similar retirements home scheme was refused on this site as the development would be visually prominent when viewed from the North and the East to the detriment of the rural character of the area which is designated as being of great landscape value -Appeal Decision: Appeal Dismissed **S6/1985/0710/OP** - Location: Hook Kennels, Coopers Lane Road, Northaw, Potters Bar - Proposal: Site for 220 accommodation units with landscaping, footpaths and parking and use of property as institution for boarding + maintenance of old people - Decision Date: 15/09/1986
7. The site is not sustainable. The occupiers and visitors would be reliant on motor vehicles and carry out day to day activities An application to convert one of the nearby existing cottages in Hook Lane into two self-contained dwellings resulted in the appeal judgements that “There is a hardstanding bridle path leading to Northaw village approximately half a kilometre away, however, the village has limited facilities and the bridle path itself is relatively narrow and unlit; as such it does not represent a useable and accessible route. The appeal site therefore has somewhat limited accessibility to services by methods of travel other than a private vehicle”. Ref **APP/C1950/W/18/3217973**.
8. The Design and Access Statement states that “It is evident on site that it is previously developed land”. The National Planning Policy Framework (NPPF, 2018) provides a definition of previously developed land which excludes where provision for restoration has been made through development management procedures; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. The sole current structure shown on page 7 of the DAS is a ramshackle corrugated shed which bears no similarities to the “State of the art GRA dog kennels” on page 15. The shed may easily have had an agricultural use post 1985. Some fencing and posts are shown. These are also common on agricultural land. Also the Hook Lane houses shown in the DAS are entirely outside the boundary of the proposed development site.
9. In 1987 the Officer Report in approving application **S6/1987/0171/FP** raised the need for complete reinstatement of the site to grassland which became a planning condition. Cutting from the WHBC Officer Report PDF doc below

THE PROPOSAL

TO CLEAR the site of all the derelict buildings previously used for dog use; all associated pens, wire fence enclosures, hardstandings and roadways, tanks, sheds and disused swimming pool.

Taking all the above into account WHBC should refuse this application.