

Consultee Comment for planning application 6/2023/2418/OUTLINE

Application Number	6/2023/2418/OUTLINE
Location	Former Hook Estate and Kennels, Coopers Lane Road/Firs Wood Close, Northaw EN6 4BY
Proposal	Outline planning application with all matters reserved except for primary means of access for C2 (extra care) dwellings, ancillary community facilities, landscaping, and access from Coopers Lane Road
Case Officer	Mr David Elmore
Organisation	The Gardens Trust
Name	Alison Allighan
Address	70 Cowcross Street London EC1M 6EJ
Type of Comment	Object
Type	
Comments	<p>Thank you for consulting The Gardens Trust, of which HGT is a member. The Illustrative Master Plan for this proposed development on the historic Hook Estate shows an extensive village layout which would constitute overdevelopment of an area in the Green Belt, contrary to purpose c) of the Green Belt protection given in the NPPF. Public transport would need to be greatly augmented to support the population of this development, to prevent over-reliance on cars on country lanes, given no shops are within walking range . The area includes priority deciduous woodland and some remnants of the planting from the historic estate as well as being adjacent o the Ancient woodlands at Hook Wood. The light and air pollution from the development would cause harm to the Green Belt, and also to the setting of the listed building at the heart of the estate. We have seen no justification for this development nor any details of public benefit from building on open land.</p>
Received Date	11/01/2024 14:34:58
Attachments	