

Comments on proposed outline planning application 6/2023/2418/OUTLINE

Designation of land

I have issue with plan JNY11265-RPS-0100-005B Access Vis Splay. Land I hold (Land Registry Title Number HD 369237) is incorrectly attributed and accounted for in this document and urgently needs to be rectified.

History

In the 20 years I have lived in Hook Lane, this is the THIRD time the landowner has sought planning permission for scraps of land within Northaw Park. In 2019, the landowner made an application under permitted development (Ref Hook Lane, EN6 6/2019/0415/LAWP) [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] an attempt to get planning permission for 26 social housing dwellings. Permission was refused due to the numerous objections raised. Most of the objections still apply to this recent application
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Objections

Viability

- * it does not meet the threshold for developers in terms of the percentage of affordable housing units it says will be available
- * looking at other similar C2 developments, the cost of each unit would be out of the financial reach of most local residents and the additional annual service charge of an expected £10 – 20,000 would make the C2 housing unaffordable
- * the site doesn't suit the needs for C2 residents (lack of access to shops, GPs, dentists, other health care providers)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] The new developer might then show that the development would not be viable and because outline planning had been granted, it would be possible to apply for a change to the outline and for the development to be more impactful.

Other points

- * the proposed site sits in a valley. Access into and out of the site would be up a hill which in icy and snowy weather becomes almost impossible to drive on
- * the land is marshy and unlikely to be suitable for ANY development
- * the site does not fit with the updated local plan, nor with the neighbourhood plan which says there should be no further ribbon development along Coopers Lane Road
- * the site has been vacant for more than 50 years and as such should be treated as virgin land, despite the vegetation having been cleared over the past couple of years most likely in preparation for seeking planning permission
- * local roads are already at full capacity- a new development would result in further congestion and added pollution
- * The Causeway regularly floods on the corner by Morven NT Park, on the corner by the Chequers Pub and also on the bend where Coopers Lane meets Well Road
- * the rural nature of Northaw, and in particular the isolated site of the proposed development, means that you have no alternative but to have vehicle access to get to it or to leave it
- * there is no public transport, cycle route or footpaths, only unlit woodland hiking trails and bridleways that during wet weather are ankle deep with mud. Using this route as a regular pathway to work, to the shops or to healthcare providers, would not be viable
- * the proposed new development claims it will use the current infrastructure of Northaw Park. The roads are un-adopted and to exit the site there is a steep incline. As it is un-adopted the roads are not treated so in snowy and icy weather cars cannot get up it
- * during windy weather it is common for trees to come down, therefore access for ambulances, health care provision for elderly residents etc would be compromised
- * most residents of Firs Wood Close and Hook Lane have chosen to live in a rural area for a better quality of life. It was more expensive to live in a Greenbelt area – house prices were higher; it has been necessary to drive – but the quality of life it offered was felt to be worthwhile. There are

concerns regarding the impact of the proposed development site on the value of our homes

* the ecology report contains chunks of redacted material so we are unable to consider this in detail- no reason for this is evident, and a request for unredacted copies have been ignored. However, there will obviously be a major impact on the wildlife that has seen this area as their natural habitat