

Welwyn Hatfield Borough Council
Mr To y Kingsbury
The Campus
Welwyn Garden City
AL8 6AE

[REDACTED]
57 The Meadway
Cuffley
Herts
EN6 4ET

Date: 17th January, 2024.
Reference: 6/2023/2418 Outline-
Northaw Kennels

Tel: [REDACTED]
Mob: [REDACTED]
Email: [REDACTED]

Dear Sir,

I wish to register my objections to the Proposed Development of 150 Retirement Homes in Northaw. I object to the application referenced above on the following grounds.

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- The Local Plan undertakes to protect Green Belt and acknowledges that Northaw is completely surrounded by Green Belt.
- The Local Plan has already removed Green Belt status from one significant parcel of Green Belt land in The Meadway Cuffley. Further destruction of the Green Belt by WHBC would be contrary to the promises of protection made by both WHBC in their Local Plan and Northaw and Cuffley Parish Council in their Neighbourhood Plan. This can not be justified.
- Based on the information to hand there are no special circumstances attached to this application that would allow building on Green Belt.
- There are no facilities in Northaw to purchase food or medicines. Many older members of the community have given up driving for medical reasons, and bus services are basic to non existent. These units would be targeted towards people who should not be encouraged to base themselves in a location where they are semi isolated from essential services. The lack of stimulation, lack of facilities and abysmal public transport within walking distance, could even damage the mental health of older people.
- Although it is referred to as Northaw Kennels, This is not a brownfield site, The kennels have been closed for a generation and the site has reverted to green.
- This proposal is too large to be considered a 'windfall' addition to the Local Plan
- The Local Plan has only recently been agreed. Therefore the contribution towards new housing that is required of Northaw and Cuffley should be considered as up to date. Permitting the addition of 150 units after such a short period of time would give the appearance of WHBC being deliberately dishonest in their consultations with Northaw and Cuffley residents.
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[REDACTED]
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