

4, Firs Wood Close,  
Northaw Park.  
Potters Bar.  
Hertfordshire EN6 4BY.

February 15<sup>th</sup>. 2024.

**Objections with regards to Planning Application: 6/2023/2418//OUTLINE – Northaw Kennels**

This Planning Application conflicts with the Government’s National Planning Policy Framework (NPPF, July 2021), and the Welwyn Hatfield Borough Council Local Plan, which both aim to resist development in unsustainable locations.

The proposed site location and scale of this new development is in the Green Belt, and would irreversibly harm the rural character of Firs Wood Close and the surrounding area.

The proposed site is to be accessed via Hook Lane (off Coopers Lane Road), which can only be reached by car, as Coopers Lane Road has no bus service; the road is unlit and has no public footpath, so walking is unsafe. This will only serve to generate further traffic and impact road safety along Coopers Lane Road – taking into account the number of staff; tradespeople; health and social care services that will be key to this proposal for 150 Extra Care housing.

Any perceived benefits of this development proposal would not outweigh the significant environmental harm to the Green Belt that would arise from approving this application. Nor would they outweigh the negative impact on present Firs Wood Close residents from additional traffic and noise, potentially 24/7, as residents in Extra Care housing may require 24 hour access to support services and staff.

The Applicant has not put forward any “Very Special Circumstances’ “ to justify this development and therefore, this Planning Application should be rejected.

Yours sincerely,

