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18, Firs Wood Close,
Northaw Park, Hertfordshire
EN6 4BY
20/02/2024

Mr David Elmore,
Senior Development Management Officer Planning Department
Welwyn Garden City,
Herts. AL8 6AE

Via Email: d.elmore@welhat.gov.uk; p.comments@welhat.gov.uk

Subject: Formal Objection to Planning Application: 6/2023/2418/OUTLINE

Dear Sir/Madam,

I am writing to formally object to the above-referenced outline planning application for the proposed development of 150 retirement units on Green Belt Land. My objections are outlined below:

1. Lack of Evidence for Very Special Circumstances (VSC): The application fails to provide evidence of VSC as required by The National Planning Policy Framework (NPPF) guidelines.
2. Historical Precedent: A similar proposal was refused on the same site in October 1984 due to its adverse impact on the rural character of the area. No significant changes have occurred since then to justify a re-application.
3. Abandoned Land: The site has lacked economic activity for the past 40 years, rendering it effectively abandoned.
4. Inadequate Previous Activity: The claimed previous activity on the site, namely dog kennels, is not conducive to human habitation.
5. Questionable Evidence of Previous Development: The submitted photos do not convincingly demonstrate that the site was previously developed, nor do they support the claim of previously developed land (PDL).
6. Lack of Infrastructure: The absence of utilities, water, sewage infrastructure, and transport facilities on the site poses significant challenges to the proposed development.
7. Failure to Meet Biodiversity Requirements: The application inadequately demonstrates how the proposed development would positively impact biodiversity.
8. Contravention of NPPF Guidelines on Transportation: The transport assessment

provided in the application is flawed and fails to comply with NPPF guidelines on transportation.

9. Lack of Need and Financial Viability: There is no demonstrated need for this type of development in the area, and the proposed plan may not be financially viable.

10. Availability of Alternative Retirement Facilities: There are existing retirement facilities in the vicinity with better access to utilities, transport, and amenities.

11. Unsustainable Location: The proposed site lacks proximity to essential amenities and transportation options, contravening NPPF guidelines on sustainable development.

12. Poor Walking Infrastructure: The lack of adequate walking routes and proximity to public transport further undermines the sustainability of the proposed development.

13. Inadequate Road Infrastructure: The access road to the proposed site is in disrepair and unsuitable for increased traffic flow.

14. Flood Risk: The proposed site is situated in a flood plain, and recent tree felling has increased the risk of flooding.

In light of these objections, I urge the Planning Department to reject the planning application.

Thank you for considering my objections.

Yours faithfully

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