

NORTHAW HOUSE APPLICATIONS 6/2019/0217/MAJ AND 6/2019/0218/LB

I am opposed to the applications for development of the grounds of Northaw House to include many new buildings in the Green Belt without exceptional circumstances.

The proposals include the erection of several dwellings to the west of the main house most of which are not replacements or refurbishments of existing buildings. As a result there would be the creation of a significant area of dwellings in the Green Belt where none exist at present which could well lead other developers to attempt to create more such buildings in the existing Green Belt between Northaw and Potters Bar until Northaw became effectively annexed to Potters Bar. This would be unacceptable.

I could support the refurbishment of Northaw House itself, together with the adjoining Stable Block, but I understand that the existing potential developer claims that without being allowed to build the remainder of the plan there would not be cash available to carry out that refurbishment. I have no means of knowing whether or not that is the case but in my view that is not sufficient to allow the applications as they stand

If it is necessary to go into more detail there are several points which need to be made.

I note that their assertion that there would be a net reduction in traffic from the site is based on an assessment when there were offices there.

They also make claims about transport links which are much rosier than in practice. Emphasis is placed on walking up to 2 k, but apart from the church, the school, the pre-school, the Village Hall, one pub and one restaurant to where would anyone walk (unless they are committed walkers of course)? Imagine walking to Cuffley or Potters Bar and carrying the shopping back.

The bus service quoted is also a joke so it is inevitable that cars will be used to get to either Cuffley or Potters Bar station.

There are also worries about the junctions at either end of the access road.

I note that CPRE have commented that the 2 gate lodges, 3 dwellings in the walled garden and 7 in the settlement area are inappropriate residential development in the Green Belt and would therefore need very special circumstances which outweigh the harm done to the Green Belt.

I ask you to dismiss these applications.

6 Highfields
Cuffley
Potters Bar
Herts
EN6 4EL