

We object this application on several levels. Northaw Park Management Company via Icení has submitted a comprehensive objection which cannot be ignored. The proposed development, size, nature, policy context etc is incomprehensible and represents developer greed. The application fails within the existing Planning Policy Framework NPPF #1 and #2, and within the Welwyn Hatfield District Plan 2005. There is no planning history for this site and I am aware a pre planning inquiry/ application for one single residence was rejected in 2014 for same reasons I and other make now (Kate Phillips – Planning Officer). The development is within Metropolitan Greenbelt and we can not see any justification for approval under 'exceptional circumstances'; the greenbelt will be adversely affected. [REDACTED] the area had been turning into natural woodland, should have been left that way but was recently cleared to pave the way for the application. The application for the proposed 26 affordable homes is certainly not an appropriate development, no way is it in keeping with the character of the surrounding dwellings, woodland, natural wildlife habitat etc. The proposal does not address the potential impact on residential amenities, car parking, refuse, sewerage treatment to name a few. As far as the latter is concerned the sewerage plant servicing existing dwellings is at full capacity; the application itself is deficient in addressing this one important single issue. The nearest recognised settlement is over 1.5 miles in the Borough of Cuffley, Firs Wood Close is not serviced by public transport; this development will lead to increased traffic and pollution. There is no public footpath, no easy access to shops, schools, doctor or dental surgeries, the development will increase public safety issues.

The application is speculative, fails on all policy fronts, totally out of character, excessive in nature, woefully deficit on a range of important issues; as such it should be rejected.