

6/2021/0071/LB + 6/2021/0072/MAJ

WE STRONGLY OBJECT TO BOTH APPLICATIONS ON THE PRINCIPAL GROUNDS:

GREEN BELT HARM, ADVERSE IMPACT ON LANDSCAPE CHARACTER, ENCROACHMENT ON THE COUNTRYSIDE, UNSUSTAINABLE LOCATION, CONFLICT WITH SAVED POLICIES SD1,GBSP2, H2 AND RA10 OF THE DISTRICT PLAN

THESE APPLICATIONS ARE INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT AND THEY WOULD SIGNIFICANTLY HARM THE GREEN BELT WHILE ADVERSELY AFFECTING THE OPENNESS AND CHARACTER OF THIS DESIGNATED PART OF NORTHAW COMMON PARKLAND

THERE ARE **NO** VERY SPECIAL CIRCUMSTANCES TO JUSTIFY THESE APPLICATIONS - THEY WOULD HUGELY ENCROACH ON TO THE SURROUNDING COUNTRYSIDE WHILE CREATING URBAN SPRAWL

THE PROPOSED DEVELOPMENT SITE AT NORTHAW HOUSE IS IN A HIGHLY VISIBLE POSITION AND PRONOUNCED WITHIN THE LANDSCAPE AND WOULD RESULT IN A SUBSTANTIAL VISUAL AND SPATIAL INTRUSION INTO THE OPENNESS OF THE GREEN BELT. THE ADOPTED POLICY RA10 STATES THAT PROPOSALS FOR DEVELOPMENT IN RURAL AREAS WILL BE EXPECTED TO CONSERVE, MAINTAIN AND ENHANCE THE LOCAL LANDSCAPE CHARACTER OF THE AREA - THESE APPLICATIONS EVIDENTLY DO **NOT** CONFIRM TO THESE POLICIES

NORTHAW HOUSE IS IN A TOTALLY UNSUSTAINABLE LOCATION FOR FURTHER DEVELOPMENT INCORPORATING DISPROPORTIONATE AND EXCESSIVE EXTRA SQUARE FOOTAGE ON THE SITE

THE MAIN NORTHAW HOUSE IS GRADE II LISTED AND OF MAJOR HISTORICAL AND ARCHITECTURAL SIGNIFICANCE GOING BACK 300 YEARS. THESE APPLICATIONS WOULD SEVERELY DIMINISH THIS SIGNIFICANCE

A RECENT APPEAL DECISION IN NORTHAW AT HIGH WILLOWS IN DECEMBER 2020 IS ALSO OF MAJOR IMPORTANCE. APPEAL REF: C1950/W/20/3255374

THE INSPECTOR DISMISSED THE APPEAL FOR TWO NEW HOUSES IN THE GREEN BELT IN NORTHAW BY HIGHLIGHTING AMONGST MANY REASONS THAT IT WAS INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT AND THAT THERE WERE NO VERY SPECIAL CIRCUMSTANCES UNDER NPPF TO SUPPORT IT IN A VISUALLY PROMINENT POSITION

THESE NORTHAW HOUSE APPLICATIONS WOULD CREATE A VERY DANGEROUS PRECEDENT IN THE GREEN BELT. IN THE HIGH COURT DECISION OF 2007, HEATH+HAMPSTEAD SOCIETY V CAMDEN THE JUDGE RULED THAT INCREMENTAL BUILDING AND DISPROPORTIONATE EXTRA SQUARE FOOTAGE IN THE GREEN BELT WOULD MEAN THAT THE GREEN BELT WOULD '.....SUFFER THE DEATH OF A THOUSAND CUTS.' THIS LEGAL JUDGMENT APPLIES FORMALLY IN CONCLUDING THAT PRECEDENT CLEARLY APPLIES REGARDING NORTHAW HOUSE

THESE APPLICATIONS AT NORTHAW HOUSE HAVE NO MERIT WHATSOEVER AND WE STRONGLY OBJECT TO THEM FOR THE ABOVE REASONS - **PLEASE REFUSE THEM BOTH**