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TOWN AND COUNTRY PLANNING ACT 1990

Planning Inspectorate Reference: APP/N1920/W/23/3314268

Planning Application Number: 22/1071/OUT

Location of Works: Land East Of Little Bushey Lane And North Of The Squirrels, Little Bushey Lane, Bushey, Hertfordshire,

I strongly object to the recent planning application for Harts Farm and I want the Inspector to uphold the Planning Committee's recommendation for refusal.

I appreciate that the applicant sought an appeal for non determination, however the planning committee met to take a decision based on what this decision would have been had it had the opportunity to consider it in the normal way.

The Planning Committee supported the planning officer's presentation and confirmed the reasons for refusal, which I wholeheartedly support.

I object on the grounds that the proposed development is on protected green belt land, that it makes a significant negative impact on the character and appearance of the green belt and the surrounding area, and furthermore there are no 'very special circumstances' that the inspector should consider reasonable.

Hertfordshire Highways has withdrawn its objection and the grounds for this are totally incomprehensible. At the Planning Committee it stated that it supported greater reliance on walking and cycling. The Committee and those attending could not believe when the representative stated that to avoid traffic people might have to leave earlier or later to accommodate their journey. This is completely impossible for those on school runs or who have work to get to for a contracted start time.

Furthermore, encouraging cycling may be an option for fair weather days; however there is no evidence that people will switch from car use to cycling as their alternative means of transport.

In addition, there are further concerns around flood risk, which as a community we have recognised and suffered in any foul weather period. In heavy rain little Bushey lane floods, the fields waterlog, as do gardens in the immediate area. Flood risk cannot be overcome partly because of the build up to support the M1 motorway.