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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 am responding to the consultation in respect of Redrow's appeal for non-determination of its planning application to develop new homes on green belt land at Harts Farm.

The council's planning committee was asked to vote on the application to record a result had it been given the chance to consider it. The committee voted unanimously to refuse the application.

I object to the planning application, and this appeal for non-determination, on the grounds that the land is green belt and should not be developed on. Such development, if permitted would be opposing the guidance from the NPPF.

It will also negatively impact on the character and appearance both of the land and the environment around it, which is unacceptable. The applicant states there are 'very special circumstances' which support the development, and this is simply not the case. No such 'very special circumstances' exist and the Inspector should recognise this.

There is also a flood risk as every time there is heavy rain, Little Bushey Lane floods. The fields are waterlogged, as are the gardens in the immediate area. Flood risk cannot be overcome because of the build of spoil from the M1 motorway.

I note that the Hertfordshire Highways department has removed its objection based on subsequent information the applicant provided, and expects people to rely less on cars and more on walking and cycling. Planning policy does not seek to reduce car ownership. The challenge of reducing car usage clearly depends on access ability and I trust that the inspector will recognise HCC is wrong and the impact on local transport and traffic will be significant - including negative impact on access to the M1 motorway.

Little Bushey Lane is in a hilly area and it is impossible to accept that people will use bikes as an alternative whether it is to get to or from work, the shops or schools. They also declared that the 306 bus route would be diverted to pass the development when the operator has made it clear he has no such plans, as the road is unsuitable.

I implore the inspector to refuse this appeal for non-determination given that planning grounds do not support it in any way.