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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 previously responded to the consultation over the development of Harts Farm and was one of 3,000 objectors. The applicant has now sought to appeal for non-determination and I ask that the inspector concludes that the appeal should be refused for several reasons.

Firstly, the proposed development is on green belt, which is not supported in the NPPF, and it is recognised that it should be protected. This green belt land protects the Bushey area helping maintain its status as a village.

Secondly I object on the grounds that it would negatively impact the character and appearance of the area and the green belt. From Little Bushey Lane it is possible to see Hilfield Castle and reservoir and looking south up to Rosary Priory; both listed.

Thirdly, release of green belt requires very special reasons and none can be found within the applicant's appeal which could be upheld. Indeed, there are very special reasons to protect the green belt and deny the applicant the right to build houses here.

Hertfordshire Highways may have withdrawn its objection, however I would ask that the inspector consider the inappropriate reasons for doing so. It relies on a payment by the applicant, which only supports a bus service for five years. The bus service it proposes to support is already substantially underused and the applicant suggest that new bus services would travel up and down Little Bushey Lane on a road that HCC already considers unsuitable for bus diversions.

Because of development's location there is a huge reliance on cars and motor vehicles as the primary mode of transport and it is totally ridiculous and irrational to suggest that people will use bikes or walk instead; especially during the autumn and winter and during bad weather.

The development also sits on a flood plain, and whilst the applicant may have shunted a building in the revised layout, it does not preclude the fact that Little Bushey Lane, the fields and gardens floods during heavy rain.

I ask that the inspector finds against the applicant and refuses this application.