

Planning Consultations  
Hertsmere Borough Council  
Civic Centre  
Elstree Way  
Borehamwood  
WD6 1WA

Dear Sir/Madam,

**Application No 22/1107/outline**

I am objecting to the proposed development of Harts Farm for the following reasons:

**Loss of Green Belt**

There are no special circumstances why this area of green belt should be developed for housing. Government says that brown field sites be used before green belt.

**Fall in housing demand**

Housing demand has fallen according to Government figures as has been highlighted by both the CPRE and Hertsmere opposition councillors.

**Traffic**

The development at Harts Farm will generate some 1200 extra cars on the already congested Little Bushey Lane, more with the proposed school. In a recent Little Bushey Community traffic study, the figures demonstrated an increase of 12% in three years. The biggest being 0900-0930 with an increase of 32 %.

**Flood risk**

The site and surrounding roads have been identified a flood plain by the Environment Agency ranging from medium to high risk. Little Bushey Lane already floods as does the new development at Rossway Drive. 310 more houses and a school will increase that risk.

**Loss of wildlife**

The inclusion of a flood plain in this site creates a unique biodiverse environment. This area, which is constantly sodden can be considered to be a water meadow and coupled with the hedgerows, lends itself to be a micro-nature reserve of wildlife including protected muntjac deer, pipistrelle bats and Canada geese.

**Lack of public transport**

Little Bushey Lane is unsuitable for buses and the 306 with its limited evening and Sunday services is 10 minute walk away. This makes the development entirely car dependent.

**Loss of ancient rights of way**

Two ancient Right of Way public footpaths that cross the land giving people the opportunity to visit the wildlife area. Marked as B40 and B33 they are designated as 'definitive' on all walking maps and maintained by Hertfordshire County Council.

Yours faithfully,