

Subject: Objection to:- 07/19/0200/F Fairmead 90 Cuffley Hill Goffs Oak Hertfordshire EN7 5EX

Dear Peter Quaile,

I was given the attached Planning Expectoates Dismissal of Appeal by one of the many irate objecting residents. I note that you, as in the Borough Council also refused the proposed Fairmead development back then.

I do of course appreciate that this was over 30 years ago dated 26 April 91,it does however make the same points as have been made by so many residents in so many letters on the last 3 proposals for 58 dwellings on the Fairmead site. I would add there is very little difference between revisions 1 to 3.

I would be most grateful if you could take the time to read all sections of it most carefully and ensure that it is passed on to those on the planning committee who make the decisions, requesting they also read it very carefully.

My question to you all in the planning department is exactly what has changed for you to think this development would be appropriate now. In terms of changes the B156 physically hasn't and it cannot. The sheer heavyweight of traffic has increased drastically and it's not just in peak times. We now have numerous turnings on to Cuffley Hill in too close proximity. Neither the village or the B156 were designed to accommodate this, it is simply not sustainable and it will only get worse. It becomes increasingly more dangerous on a daily basis. There are too many houses, too many turnings and too many cars attempting to access the main road.

Having lived here since 1976 I am aware that the previous owners of Fairmead and Rosemead have constantly applied for this development. The borough council were previously adamant they would not allow this turning onto Cuffley Hill as it was simply too dangerous. Residents in Robinson were approached and asked if they would along with their adjoining semi-detached neighbours be prepared to sell their houses thereby allowing access via Robinson Avenue, equally ridiculous. A number of residents have stated that you can actually not just smell but taste the pollution caused by slow moving excessive traffic, one has to question the legalities of that. Are we not surely due for a pollution survey?

Continuing with the increasing strain on our ageing village infrastructure there are insufficient doctor's surgeries, schools /places, parking spaces, walking or getting a bike is not the sensible answer, stopping building houses is.

This is a village or at least it was, not a town, decimated into an urban sprawl for the purposes of financial gain. The Green Belt being relaxed was intended only as a last resort and this has been abused. Climate change and people's wellbeing are particularly topical. As a result of the increases building far in excess of the indicative plan, we are rapidly losing trees hedgerows open green spaces virtually all flora. The same applies to our fauna, wildlife corridors such as the western boundary of Robinson Avenue 1-55 are bound to be destroyed Contrary to belief this biodiversity cannot easily be replaced it takes decades to re- establish.

I urge you please to read the planning Inspectorates 12-point previous dismissal and compare that to the points raised by resident's letters.

Ask yourselves honestly what has changed ? and dismiss this proposal.

Object to proposal.

Kind Regards

Nick Turnbull



Planning Inspectorate

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Your Reference

Our Reference

T/APP/W1905/A/91/175132/P5

Date

26 APR 91

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY BELLWAY HOMES LTD
APPLICATION NO: 7/248-90

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Broxbourne Borough Council to refuse outline planning permission for residential development at Rosemead Nursery, Cuffley Hill, Goff's Oak. I have considered the written representations made by you and the Council and also those made by Welwyn Hatfield Council. I have also considered the representations made by interested persons, including those made at application stage. I inspected the site on 8th April 1991.
2. From my inspection of the site and its surroundings, and from the representations made, I consider that the main issues in this case are firstly, whether there are special circumstances sufficient to override the general presumption against inappropriate development in the Green Belt and secondly, whether the proposed development would result in danger to highway users.
3. The appeal site was formerly used as a nursery but there is little evidence of this past use, and the whole of the site is now covered with trees or undergrowth. At the rear of the site is natural woodland comprising oaks and other species whilst on other parts of the site there are densely planted nursery trees which have been left to grow, an old orchard and an area of mainly silver birch trees. To the east of the site is another disused nursery, to the south are houses, to the west a landscape contractors storage yard and workshop, beyond and behind which is a wooded area and open fields extending up to the rear of the appeal site. The site is on the western edge of the small settlement of Goff's Oak, to the north and east of which are substantial areas of glasshouses, many of which are now disused and in a derelict condition.
4. On the first issue, the site is within the approved Metropolitan Green Belt and the Hertfordshire Structure Plan 1986 Review indicates the within the Green Belt permission will not be given, except in very special circumstances, for development for purposes other than that required for mineral extraction, agriculture, small scale facilities for participatory sport or recreation or other uses appropriate to a rural area. Suitable uses are defined in policy RE1 of the adopted Broxbourne District Plan and these include agriculture,

forestry and horticulture, outdoor recreation, community facilities which are needed locally and cannot be sited within urban areas or villages, and educational or institutional uses which retain the open character of the area. The District Plan also shows the site within an Agricultural Priority Area where planning permission will not normally be granted other than for purposes which are essential to agriculture or forestry. Housing, with the exception of that essential for agricultural workers, is not one of the uses listed in the Structure and Local Plan policies, or in PPG2, as being appropriate within the Green Belt.

5. You point out that, in approving the Hertfordshire Structure Plan 1986 Review in May 1988, the Secretary of State for the Environment found that substantial areas of land between Flamstead End and Goff's Oak were in an unsatisfactory state and that alternative uses would need to be found. He concluded that these circumstances were exceptional enough to justify removing land from the Green Belt. The resulting Structure Plan Policy 54 states that "In the area between Flamstead End and Goff's Oak, a local plan will be prepared so as to guide the long term development of the area. Some land will be excluded from the Green Belt but existing stretches of open land penetrating the area will be retained." The Council prepared the West Cheshunt Study Discussion Paper in 1989, which covered land to the east and north of Goff's Oak and proposed the release of a number of sites for residential development. The consultation draft of the Review of the 1983 District Plan was published in December 1990 and this proposed additional sites for residential development, two of which lie outside the area between Flamstead End and Goff's Oak.

6. You suggest that the study area was intended to include all the nursery gardens within the vicinity of Goff's Oak but point out that the appeal site and the adjacent disused nursery were excluded and that it would be logical for the Green Belt boundary to run along the northern boundary of Fairmead Nursery, Rosemead Nursery and the adjoining landscape contractors depot, before turning south to follow the rear boundary of properties fronting Cuffley Hill. Whilst I accept that the study area included land which is not geographically sited between Flamstead End and Goff's Oak, it is land which is physically adjoined, has similar characteristics, and much of it contains unsightly, visually intrusive, derelict glasshouses. None of these characteristics apply to the appeal site and I can, therefore, see no justification for the release of this land from the Green Belt on the basis of Policy 54 of the Structure Plan.

7. With regard to your contention that there will be a shortfall of housing land available, I note that there is an undisputed 5 year supply at the present time, and that the Structure Plan Review Proposed Alterations 1991 and the draft District Plan Review are both at an early stage, and could be subject to amendment. In particular, the Council have raised objection to the housing requirement and the wording of the policy in relation to the glasshouses area. I therefore consider that little weight can be given to these proposed policies and, if any additional Green Belt land is required to be released, this should be done as part of the Structure and Local Plan process and not on an ad hoc basis.

8. You further contend that there had been a change in circumstances since the earlier appeal in that planning permission has been granted for car parking, storage of materials, oil storage tanks and a weighbridge on the adjoining landscape contractors site. However, I note that that there were special considerations in this case in that the development related to an established use.

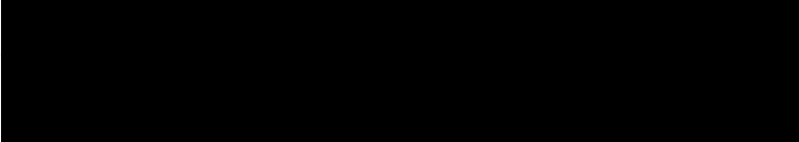
9. I conclude that there are no special circumstances in this case which would override the general presumption against inappropriate development in the Green Belt. Whilst I note your view that there is little prospect of the nursery being brought back into use, the appeal site at present has an attractive wooded appearance, unlike other disused nurseries to which the proposed Horticultural Priority Area designation applies. Although the trees in the woodland area to the west are generally much larger and individually of better quality than those on the appeal site, it visually forms part of the wooded area, with the landscape contractors yard appearing as an intrusion into this, and as such it forms part of the rural area separating Goff's Oak and Cuffley. I consider that the development of this site would be an unacceptable encroachment into the countryside which would harm the rural character of the area and tend to undermine the objectives of the Green Belt.

10. On the second issue, Cuffley Hill is a heavily trafficked Local Distributor Road and a count carried out in August 1988 indicated that, during the peak period, the theoretical capacity of the road was being exceeded by 50 vehicles per hour. Access to the site would be from an existing service road, some 5.5m wide, which joins Cuffley Hill at two points, some 61m apart. Cuffley Hill is straight at this point and, although its vertical alignment restricts visibility in both directions, I am satisfied that adequate sight lines are available and, whilst the distance between the two accesses does not comply with the Highway Authority's standard of 90m, I consider that, if any problems arose as a result of this distance, these could be overcome by traffic management measures. However, I consider that the number of traffic movements into and out of the site, particularly during the peak periods, would unacceptably interrupt the free flow of traffic on Cuffley Hill which is already operating at or above capacity at times and this would create danger and inconvenience to other road users.

11. I have taken into account all other matters raised but none on these are of sufficient importance to outweigh the material considerations that have led me to my decision.

12. For the above reasons, and in exercise of the powers transferred to me I hereby dismiss this appeal.

I am Sir
Your obedient Servant



B A WHITBREAD DipTP MSocSci MRTPI
Inspector