

My worries about this proposed development:

The included transport report states regarding the footpath to Northaw: "The route is generally of rural character, being unsurfaced and un-lit", therefore how could you include that as a regular access for pedestrians to Northaw? During the winter period it would be unsuitable for commuters and students, who would need to travel to access further transportation to their work/secondary school/college?

And the report states: "The only areas where footways and street lighting are provided on Coopers Lane Road is towards the west as the road enters the urban area of Potters Bar", showing it is unsuitable for residents to walk to Potters Bar.

Thus the transport report states: "However, due to the site's semi-rural location, it is likely that future households would be dependent on traveling by private car for various journey purposes."

It is inevitable that a new build would create more traffic in the area. Proposed new builds in Goffs Oak will bring more traffic using Coopers Lane Road, and of course the possible new builds in both Cuffley and Northaw bringing more traffic on the B156. We must look ahead at the implications of extra traffic on our local minor roads. Forward planning is essential.

Working on the assumption that there would be approx. between 80-100 new residents, would the local schools, surgeries cope? Have these organisations been contacted about this?