

**RE: 6/2019/1370/MAJ - ERECTION OF 26 DWELLINGS TO LAND TO THE EAST OF
FIRS WOOD CLOSE NORTHAW**

OBJECTION TO ABOVE APPLICATION

As a resident of Firs Wood Close, I have studied the above application and must object to the application and any development of the site in the proposal.

1. GREEN BELT:- The site falls clearly in an area of designated Green Belt and within the Northaw Common Parkland Area with a number of designated Wildlife Sites being very close by.
I believe that both Local and National planning policies are in place to protect such sites with little or no exceptions and certainly given the location of the application site there appears to be no sufficient grounds to grant approval for further development.
The site is remote from any recognised settlement and therefore any approval would conflict with these policies and also risk negating grounds for refusal of subsequent potential applications on the other land in and around Firs Wood Close.

2. SUSTAINABILITY:- The transport reports provided within the application are largely fanciful – having been a resident for over 20 years I can challenge some key elements with full knowledge that most households in Firs Wood Close and Hook Lane require at least two motor vehicles to be able to go about their daily business as there are no safe or suitable pedestrian or cycle routes to the neighbouring centres of Potter Bar, Northaw and Cuffley. There are no public transport facilities easily or safely accessible by foot. Coopers Lane Road is devoid of footpaths, or even useable verges, and being unlit as is the bridleway supposedly available to walk to the 'facilities', bus stop and village school in Northaw. In my time here I do not know of any neighbours who have ever considered this pathway as a viable option.

All residents are therefore fully reliant on private motor vehicles for each and every journey. Journey times especially into Potter Bar are often in excess of 20 minutes and not only at peak times due to the congestion in the Causeway and Potters Bar High Street.

Both Potters Bar and Cuffley have limited facilities with medical services and schooling already over subscribed or at "breaking point".

3. ECOLOGY:- Being part of the Northaw Common Parkland Area and with the adjacent Firs Wood Nature Reserve with its medieval ponds and ancient woodlands of Enfield Chase, the impact on the extensive and diverse flora and fauna caused by additional development would be severely detrimental to the current actions and policies already in place to preserve the immediate and surrounding environment.

The partial clearance of trees, shrubs and grasslands already undertaken on the proposed development site has clearly affected the wildlife habitats established within its boundaries with a noticeable absence of birds and butterfly species seen there for many years with untold damage to the insect and reptile populations. The environmental survey submitted as part of the application is, by its own admission, limited in scope and conclusions.

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4. DRAINAGE STRATEGY: - Currently there are no public sewer facilities anywhere in the area, with all existing properties served by private sewerage arrangements with a resident funded treatment works running at capacity and with no further infrastructure beyond the confines of Firs Wood Close to deal with any additional discharge from further development. Surface water is also delicately balanced with run off through existing ponds and causeways which with the size and scope of the proposed development requiring significant reduction of this important green space having a very negative effect on the existing properties and areas which sit below the application site.

In conclusion this development would have an extensive impact on existing residents, the local restricted road network both from an environmental and safety aspect requiring any new resident to be fully reliant on owning and running multiple motor vehicles or expensive taxi services for what would be several local journeys daily. Notwithstanding the erosion of this important area of Green Belt would undoubtedly open the flood gates for similar developments and undermine the policies in place to protect such areas for future generations.

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