

**Application Reference:** 6/2023/2418/OUTLINE

**Proposed development:** at Former Hook Estate and Kennels, Coopers Lane Road/Firs Wood Close, Northaw, EN6 4BY

We object to the proposed development for the following reasons:

The proposed site is on Green Belt land which is also a flood plain, surely in this ever-changing climate the site is unsuitable.

The congestion and pollution would increase significantly driving in and out of Northaw Park. It is a very fast road with no pavements.

As the site is a considerable distance from Potters Bar, it would be unsuitable for people who may no longer be able to drive. Firs Wood Close houses and proposed site are at the end of a steep incline which cars are unable to get up when the roads are slippery. Surely this would make it unsuitable for emergency vehicles to navigate.

Public transport and shops are not nearby. Firs Wood Close is situated off Coopers Lane Road, the road is narrow, bumpy and bendy and there are no footpaths. The volume of traffic increases significantly when there are events at the Oshwal Centre which already makes it difficult to leave Northaw Park. There have been several serious accidents along Coopers Lane Road as it is used as a cut through from Cattlegate Road to The Causeway.

There is significantly more traffic on The Causeway during rush hour, this is exacerbated when there are accidents on the M25 which seems to happen weekly. Traffic tail backs have been back as far as Northaw village. On these occasions Coopers Lane Road has been used as a cut-through. Huge lorries are usually parked outside the Chas Storer site which increases delays on Coopers Lane.

The local infra-structure, ie doctors and dentists in the area are already full to capacity.

The Firs Wood Close area is rich in wildlife including badger, muntjac deer, fox etc, all these species will have their habitat affected with increased housing.