

6/2023/2418/OUTLINE – Retirement village in Northaw Park

I object to the proposal based on the following:

- I chose to buy property in Firs Wood Close specifically based on the peace, tranquillity and safety afforded by this private road adjacent to Green Belt land. I work from home full time and therefore spend 90% of my time at this location. This proposal represents a significant increase in noise and air pollution, along with the potential danger to pedestrians and pets on Firs Wood Close caused by increased traffic.
- The proposal includes development of green space and tennis courts which are used, enjoyed, and maintained by the residents (shareholders). No permission from the residents has been sought or granted.
- There is no evidence that this site was previously developed. As such, it cannot be considered a viable brownfield site.
- Proposed access to the site is via a private road which is unsuitable for the inevitable increase in traffic and access for the construction vehicles. It is a narrow, winding road which becomes treacherous during periods of snow and ice, due to the gradient of the road and multiple parked vehicles. It is maintained by the residents. No permission from the residents has been sought or granted.
- Coopers Lane Road is equally ill-equipped to support additional traffic. It is narrow, predominantly unlit, and frequently used as a cut-through, especially when the M25 is closed. Increased traffic volumes will increase the risk of accidents and danger to pedestrians, pets, and wildlife.
- There is no evidence to suggest that additional retirement facilities are warranted or necessary in the area. There is already a retirement home on Coopers Lane Road and others in the locality.
- The local infrastructure, including public transport and medical facilities, is already over-stretched. Adding an entire village to this location would be unsustainable and to the detriment of the entire community.