

**From:** [REDACTED]  
**To:** [Planning; David Elmore](#)  
**Subject:** Planning Application Objection - 6/2023/2418/Outline - Hook Lane Site  
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Dear Sir/Madam

**Planning Application Objection - 6/2023/2418/Outline - Hook Lane Site**

With reference to the above application for a retirement village complex at the above site. I have so many objections that I really do not know where to start. The land for the proposed site is Green Belt, has never been subject to development and should be protected at all costs. In the war records show that greyhounds were penned and exercised there but there was no housing. Employees lived either in what is now the Oshwal Centre or in Hook Lane. [REDACTED].

Swing had no regard for mature trees that were between 40-50 years old, I know the age as I counted the tree rings on the fallen stumps, wildlife, deer, badgers, foxes and bats have all suffered with the constant noise of Swing's saws and motor driven tree pulpers, noise pollution is constant during times when the land in the valley can be accessed. Hedge rows have been grubbed up leaving birds floundering for shelter. Truly the area has been devastated! The trees and bushes which were responsible for keeping the land from becoming a swamp are no longer there and in the valley by the brook the land is now flooded. This land needs to be left to regenerate and for the lost ecosystem to return.

Coopers Lane Road is unlit, unpaved and twisty with poor visibility, it is dangerous to cross. When the M25 is closed/blocked the road is used as a cut through and at morning and evening rush hour it is difficult to access the Causeway causing tailbacks and pollution. The primary school on the Causeway would see an increase in carbon monoxide emissions with stalled and queuing traffic.

The proposed development is not in keeping with the surrounding area, the construction would cause noise pollution, visual intrusion and damage to existing roads, more traffic would be a danger to cyclists and pedestrians, the speed limit is 60mph! The amenities in the surrounding villages and town would be further stretched and eventually the land between the villages, supposed to be lungs for Hertfordshire and a buffer, will just become a built up concrete mess, with overcrowding, pollution and flooding. On a personal note, it is impossible to drive up the access road from Firs Wood Close to Coopers Lane Road when there is snow on the ground. A retirement village, three hundred homes, sounds so cosy, residents will be fifty-five and over, this blurb written to soften the edges of the application process, in reality means three hundred plus more cars on an already overstretched infrastructure. There is a retirement home at the top of Coopers Lane Road which is mostly empty. The costs associated with the amenities that Swift have listed in their application will be unaffordable and the properties will be hard to sell on. (Macarthy and Stone – another retirement home provider, have received unbelievably bad press from residents re escalating maintenance costs. Relatives trying to sell a deceased loved one's home have found it extremely challenging to get buyers and are still responsible for the ongoing maintenance cost).

This application will cause untold ongoing misery for wildlife, ecology, local residents and the

area in general. Please bear this in mind when looking at this plan.

Thank you for your consideration to my objection.

Yours faithfully,

[Redacted Signature]

Firs Wood Close