

Planning Application 6/2023/2418/OUTLINE

Former Hook Estate and Kennels, Coopers Lane Road/Firs Wood Close, Northaw

OBJECTIONS

First and foremost, the land proposed for development is **Green Belt** and goes against all the principles laid down both locally and nationally to keep our open spaces. All the current houses in Firs Wood Close were built on existing footprints of existing buildings. The land being outlined was used for the exercising of the dogs when the land was originally owned by the Greyhound Racing Association, has always been open space and has never had any buildings on.

Currently, there are 45 houses in Firs Wood Close and a further 12 in Hook Lane. The area is not on mains sewerage and we have our own sewage treatment plant, which is designed for the number of properties already in existence. There is no way that the plant could cope with another 150 properties and I believe discharge is made into a stream. Any inability to cope with the amount of waste would adversely affect the environment.

We have a lot of wildlife in the area, muntjac deer, foxes, badgers, bats, crested newts and many more that have already been affected by the massive clearance that has taken place over the past couple of years on this land. We have noticed more deer coming into our gardens and eating our plants as their natural habitat has been removed. I notice that a report on the wildlife has had massive passages redacted. I would question whether the recent extensive clearance of the land is legal as it is Green Belt, surely the owner is not allowed to clear such large tracts of land including large established trees, natural habitats for flora and fauna?

The parking facilities have also been designed for the number of current residents and is at capacity, due to many households having 2 cars. Due to the remoteness of the site it is necessary to have your own transport as there is no public transport along Coopers Lane Road and no shops within walking distance – unless you are extremely mobile, which the proposed residents will not be.

All the access to the proposed site would have to be down Firs Wood Close, a small quiet cul-de-sac, as there is no other way that the site could be accessed. The road used to arrive at Firs Wood Close, Coopers Lane Road, is a country lane with no pavements. The entrance into Firs Wood Close is fairly close to a bend in the road and needs to be negotiated with a certain degree of caution. I fear for the additional number of cars and the danger to the children and wildlife who enjoy the quiet cul-de-sac. It won't just be the additional residents but also the staff needed, delivery vans, service vehicles, visitors etc.

I believe there is a proposal to provide a minibus for the residents of the new properties. We will be talking about in excess of 200 extra people and I feel sure that anyone who is capable of driving will have a car for convenience. Parking will be a serious issue. I can also imagine that due to the cost of providing the minibus service, it will be one of the first services to be scrapped if it is only used by a few.

Is there actually a proven need for a retirement village in this area? There are a large number of facilities in the area, with Cuffley Manor and Cooperscroft at the end of Coopers Lane Road, a stones throw away. One geared to physically capable people the other for those with greater needs, which I am led to believe have never been at full capacity since they were opened (My own mother having been a resident).

All in all, this application fails to comply with existing local and national policies.

From:

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