

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

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

I object to this proposed development for the following reasons:

The development is on green belt land and it is the Government's policy that this land should not be built on except in very exceptional circumstances. This proposal does not fall into very special circumstances and will damage the green belt by encroaching into the countryside.

This large housing development will disrupt the local wildlife as the area is a haven with Firs and Pond Wood Nature Reserve directly opposite Firs Wood Close.

The existing road network can not sustain an additional 150 dwellings as it brings the total number from 55 to 205 which is an increase in the number of dwellings by over 270%. Firs Wood Close and Coopers Lane Road are narrow fast roads with many bends.

The location of C3 extra care housing at this site is far from ideal. There are no facilities for the elderly as the shops, doctor, dentist, library etc are over a mile away and there is no public transport. The developer claims that they will provide transport to the facilities. Still, any resident capable of driving will own their own car and contribute to the parking, traffic congestion and pollution of the area.