

**From:** [REDACTED]  
**Sent:** Thursday, February 15, 2024 9:02 PM  
**To:** Planning Comments  
**Subject:** Objection to proposed Firs Wood Close Development 6/2023/2418/OUTLINE Northaw Kennels

**Name:** [REDACTED]  
**Address:** 8 Firs Wood Close, Northaw, Potters Bar, Hertfordshire, EN6 4BY

### **Objection to proposed Firs Wood Close Development 6/2023/2418/OUTLINE Northaw Kennels**

We object to the proposal for the following reasons:

#### **Access concerns**

- The site is rural and not well connected to Potters Bar so staff (as well as residents will find it challenging to travel to and from this location). There are no local shops or essential services close by to the proposed site.
- The idea that residents and staff won't be driving to and from the development and will be using a bus / taxi service is completely unrealistic. Residents are more likely to be driving which will cause a significant amount of traffic down winding country lanes which are already very congested at peak times.
- It will be unsafe for residents and staff to walk into Potters Bar as there are stretches of road where there isn't any pavement for example there isn't any pavement or street lights along Coopers Lane Road. As runners we no longer run that route because of the dangers along a very fast winding country lane.
- If you walk, via a steep and muddy (for 6 months of the year) bridleway into the nearest village of Northaw there aren't any essential provisions.
- The increase in traffic will raise safety concerns particularly with the need for emergency vehicle access. This is a rural location and any small problem on the M25 manifests very quickly in the area along with lots of traffic from many of the local schools.
- Firs Wood Close is impassable when there is light snow resulting in residents having to park their vehicles at the top of the road and walk back down a steep road to their properties. The proposal for planning is down a single access road which continues to drop steeply below Firs Wood Close.
- The existing houses in this development are off main sewage and already are at full capacity.

#### **Environmental concerns:**

- We are very surprised to hear that this is being put forward as a viable plot given how saturated the land can be with no drainage and sewage and severely limited access to the main road for the size of the proposal.
- Many trees have been chopped down with no regard for fauna, local wildlife including the protected badgers, bats and newts. This was the same approach that was taken in 2019 when the trees on the land at the top of Firs Wood Close were destroyed. The stubs of all the trees have been left as an eye sore and a reminder of the destruction

- to local wildlife and woodland. This has destroyed the aesthetics of our neighbourhood.

**Planning concerns:**

- The WHBC Local Plan and the Northaw & Cuffley Neighbourhood Plan aim
- to maintain the Green Belt as open land free from development, but this application contradicts this - we don't believe there are any very special circumstances to build on undeveloped greenbelt land.
- We don't believe there have been any structures anywhere on that land
- apart from a few dog kennels scattered around but this certainly doesn't justify 150 dwellings!

**Concerns with the type of development:**

- Posters advertising for healthcare workers are regularly seen at the
- many care homes that are already close by so staffing may be a cause for concern.
- We cannot see why this high end residential village is a necessity in
- the area when there are already other similar facilities in the surrounding area.
- Given the above, we don't believe the application for a retirement village
- is the end goal.