



18 Elmfield Road
Potters Bar
Herts
EN6 2JH

15th February 2024

Dear Sir/Madam,

Re: Planning Application: 6/2023/2418/OUTLINE

The proposal for 150 new 'retirement homes' to be built off Coopers Lane Road, Northaw is, in my opinion, a cynical attempt to eventually obtain permission for a more profitable 'private home' development.

Firstly, the proposed site is totally unsuitable for 'retirement homes'. Why?....it would be inaccessible by foot particularly for the retirees themselves. There is NO pavement along Coopers Lane Road, there is NO street lighting along the road and there is NO access to public transport not just for the retirees but also for their visitors and carers. Suggesting residents could have their own dedicated bus service is nonsense, would that be available 24/7 and able to transport residents to wherever they wished to go at whatever time that suited them?....of course not. This means residents and their carers would be dependent on their own means of transport or expensive taxi services, adding greatly to the traffic flow along the surrounding country lanes. Remember, there are NO shops, NO medical facilities, NO local public transport, in fact there are NO day-to-day amenities on the doorstep meaning it would be a several mile round trip to access them.

May be this application is meant to pull at the heartstrings, after all who could possibly object to the construction of new homes for our elderly? Well, I can for a start, and I am elderly! My fear is that if planning were granted for these 'retirement homes' it would eventually be followed by a professionally presented revised application from experienced well-funded developers and their expert planning advisors to re-submit plans for what would be a more profitable 'private home' development for them sitting the lack of interest generated from the retirement community due to its isolated location. That may not be their intention, but if they clear the first hurdle by obtaining outline permission, I fear they could then look to maximising their potential profits by re-applying for a change from 'retirement' to 'private' dwellings

Living in Potters Bar, I am not directly affected by such a development, but I strongly feel that the surrounding greenbelt should be protected at all costs for future generations. It could be argued that a precedence has already been set by the existence of Firs Wood Close but in my understanding this was built on the site of the greyhound training centre and not on virgin land as this proposed development would be. I appreciate that 'retirement homes' are in demand but there are plenty of brownfield sites better suited and more easily accessible for both the retirees and their carers. The area in question is not frequented by the public but it forms an important part of the natural border between the urban and rural environments. Please protect it, thank you.

