

Objection of Planning Application: 6/2023/2418/OUTLINE

I have several concerns about the proposed development:

Site Suitability: There's no evidence that the suggested site was previously developed, making it unsuitable for development despite not being classified as a brownfield site. The proposed project's scale would harm the visual and spatial aspects of the green belt, contradicting its preservation goals and the management objectives of Northaw Common Parkland.

Excessive Development: Previous rejections of similar proposals, including a single dwelling request in 2014, indicate that the proposed village is too large for the area and goes against sustainability goals outlined in the Local Plan.

Infrastructure Deficiency: Northaw lacks essential infrastructure such as shops, footpaths, public transportation, medical centres, schools, and job opportunities. Residents currently rely on nearby areas like Cuffley or Potters Bar for basic amenities. Both roads and public transport are already nearly at full capacity, posing strains on services and existing medical facilities.

Wastewater Capacity: The current sewage treatment plant cannot handle additional demand from the proposed development, which includes constructing multiple apartment blocks and bungalows.

Traffic and Safety Concerns: Increased traffic from the development poses risks, especially on narrow roads like Firs Wood Close. Limited parking raises safety concerns for residents and local wildlife, including deer, rabbits, and birds.

Wildlife Preservation: The proposed site's proximity to a designated Wildlife Site raises concerns about habitat destruction and biodiversity loss.

Private Road Access: Firs Wood Close, the road serving the proposed development, is privately maintained by residents who may not have granted vehicular access for construction or village residents. Disregarding their opinions could violate their legal rights.

Air Quality: Pollution levels in Northaw exceed EU standards, with nitrogen dioxide levels surpassing air quality objectives. The proposed development would worsen air quality, especially for residents heavily reliant on cars.

In summary, the proposed development raises significant environmental, infrastructure, safety, and access concerns that need addressing before approval.