

Application Numbers 6/2019/0217/MAJ and 6/2019/0218/LB – Northaw House, Coopers Lane, Potters Bar EN6 4NG

This objection to the above development is submitted on behalf of Northaw and Cuffley Residents Association (NCRA).

The current proposal intensifies the number of dwellings on what was once a rural estate and creates dwellings where none were before. NCRA cannot support any additional new build on the Green Belt. Clearly the intensification of this site is an encroachment and would have a detrimental impact on the rural gap between Northaw and Potters Bar.

This development would lead to an increase in traffic, contrary to the developer's assertion that there would be a net reduction based on an assessment when part of the site was used as offices.

This is a rural location served by a bus service which is so limited it barely exists. The nearest stations at Potters Bar and Cuffley are a drive away and are certainly not within walking distance. There are no shops, convenience stores or indeed a post office in Northaw village. Again, such amenities are a drive away and certainly not within walking distance. Car use would therefore be essential, and a development of this size would significantly increase traffic flow through the village and surrounding area. The road linking Potters Bar, Northaw and Cuffley is already totally inadequate for existing traffic.

Access to the proposed development site is not satisfactory for reasons of safety. The East Access does not have a clear view of the road towards Potters Bar and the Western Access is basically a 4-way junction with blind bends on both sides and with traffic moving at 40mph in 2 of the 4 directions.

There is some support for the development of the actual Northaw House as this would prevent further deterioration and could restore and preserve many original and listed features, but this should not be used as justification for the over-development of the site and encroachment on the Green Belt.

We therefore ask that these applications be dismissed.