

I am writing to object to the proposed development of Northaw House on the following grounds:

- As this is one of the largest single proposals the parish has seen in some years it is disappointing that the dwellings are all 'high end' and there is no mixed housing or affordable housing included in the plans
- This proposal intensifies the number of dwellings on what was once a rural estate and so creates dwellings where none were before e.g. the Walled Garden. This would have an impact on the rural gap between Northaw and Potters Bar. Some of the dwellings may be conversion of existing buildings or on the footprint of others but many are not.
- This rural location is remote in terms of access by public transport which is limited. The bus service is infrequent and the nearest stations at Potters Bar or Cuffley are a drive away. 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 be essential due to location 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 well used.
- 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 some speed in 2 of the 4 directions.