

Application 6/2019/1370/MAJ

Land to the East of Firs Wood Close, Northaw

I am opposed to all developments in the Green Belt. Allowing this development would be in direct contravention of the purposes for which the Green Belt was established. This site is a standalone remote development in an isolated rural area with no infrastructure to support it.

This site is very close to significant local wildlife sites which are home to a variety of animals, birds and insects.

This would certainly not be a sustainable development and is so far from any public transport links or basic amenities that it is not a suitable location for affordable housing. The nearest shops, services and station are miles away. It is quite a walk to a bus service which is so limited it barely exists. Pedestrians would have difficulties walking along Coopers Lane Road as long stretches are without pavements or streetlights in both directions from the proposed site. The nearest village centre is at Northaw where there are few facilities or services, no station, shops, banks, post offices and a primary school which has an entry of only 13 pupils per year group and is currently full. The nearest state secondary school, Mount Grace is some 2 miles away. This too is oversubscribed with some 211 applications for 122 places.

Car use would be essential to access the nearest amenities and transport links which would be at either Cuffley or Potters Bar. However, Coopers Lane Road is a narrow winding road which ends at T junctions either joining Coopers Lane or Cattlegate Road. Both are very busy roads with awkward junctions that makes joining them hazardous.

Any development of the Green Belt will have a detrimental effect on air quality in the Northaw/Cuffley area. Air Pollution is a well-documented threat to human health. Especially vulnerable are the young where it can stunt or deform natural development of the lungs, and the elderly who are at risk in terms of lung cancer and cardiovascular disease. Northaw and Cuffley is already exceeding EU thresholds especially along Station Road in Cuffley village centre. Coopers Lane and Cattlegate Road also have elevated levels of pollution. Monitoring of the air quality in 2016 at five lampposts in Station Road all revealed readings above 40 micrograms of nitrogen dioxide per cubic metre. However, nothing has been done to deal with these excesses. There will also be increases in the levels of Water Pollution, Noise Pollution and Light Pollution.

I ask the Council to reject this application.

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