

**The Coach House
Firs Wood Close
Northaw
EN6 4BY**

11th July, 2019

Objection to Planning application 6/2019/1370MAJ

Dear Sirs,

I most strongly object to the above planning application on the following grounds and hope you will consider mine and other residents of Firs Wood Close objections:

Creation of Precedent

Since the council has already refused planning permission on this site for a single dwelling, I am sure their reasons for the rejection were valid and are now multiplied by 26. There is a therefore a planning history and precedent already in place for this site.

If the council, the Department for Infrastructure or the Planning Appeals Commission now allow a development, it is difficult for them to refuse a similar development on a similar site, as a new precedent has been created. If the current proposal of a development of 26 houses was approved this would create a poor precedent.

Road Safety and the Impact on Traffic

A new development will result in unsafe conditions on the road or will mean that traffic cannot move freely along Coopers Lane Road because of increased traffic. There will be increased pedestrian traffic along a road already not conducive to pedestrians. There is currently no convenient bus route.

Coopers Lane Road will now be heavily used by students, teachers and parents walking to and from their respective schools. This potential mix of pedestrians, narrow unlit lanes with poor sight lines, no continuous footpaths (on blind bends) and large construction vehicles presents a very real dangerous risk to life and property.

This land currently serves as a wildlife corridor and its loss would impact on their numbers. If there are not enough parking spaces, cars may park along Coopers Lane Road causing traffic congestion and making it difficult for emergency services to access the area.

In-Adequacy of Infrastructure

I think that existing roads, parking facilities, public transport, electricity, water and sewerage systems etc. cannot cope with a new development or will be overloaded, certainly the current sewage arrangement we have will definitely not be able to cope.

Density and look

The proposed density (the number of dwellings per hectare) should not be significantly higher than that found in the area. This type of development is not in keeping with the

current type of housing found in the area. The design, layout and appearance of new developments do not fit in with the character and appearance of the surrounding countryside. There should be enough room for bin storage, parking, recreation etc. The design of new developments should fit in with other buildings in the area. This development will dominate the current area.

Character of the Area

This development will look out of place and its character does not fit in with the existing character of the area. It has a different architecture and the development will stand out in the countryside. The proposed siting of the development is particularly ill-considered: it is on a greenfield site used by many villagers and children for recreation and walking dogs, building here would both diminish the striking view at the entrance of Northaw Park and be prominent from most angles within the estate.

Yours faithfully,

