

From: [REDACTED]
Sent:
To: Planning Comments (Shared Mailbox)
Subject: [Possible SPAM, Use Caution] 6/2019/1370/MAJ ERECTION OF 26 DWELLINGS AND ASSOCIATED ACCESS AT LAND TO THE EAST OF FIRS WOOD CLOSE, NORTHAW

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On behalf of No 14 Firs Wood Close, we write to object to the above planning application.

1. The lamp-post notices for the proposed development were not displayed adjacent to the site at the correct time and when they were displayed were some distance away on the opposite side of Coopers Lane Road to Firs Wood Close with revised dates for objection.
Why was this?
2. In 2014 a pre-application verdict by Welwyn Hatfield Borough Council for the erection of a single dwelling deemed that planning permission would not be granted. Why would 26 dwellings now be acceptable in 2019 on the same site?
3. Why were mature trees cut down on the proposed site before planning was applied for? Deer, foxes, badgers, rabbits, squirrels and a variety of bird life used this site prior to felling of trees and cutting of grass over a year ago. The adjacent designated wildlife sites of Fir and Pond Woods are opposite to Firs Wood Close and allow an extended area for wildlife habitat.
4. There is no public transport near this location so personal transport would be essential for basic living.
5. There are no paved foot ways along the long length of Coopers Lane Road from Firs Wood Close and even if there were, shops, schools, and employment opportunities are not within easy walking distance. Presumably properties within this proposed development would each require two cars so Firs Wood Close would become an overflow car park, especially if the drive way spaces are taken up with wheelie bins which are not shown on the schematic layouts.
6. Coopers Lane Road is a winding, narrow, rural lane and although it has a 5 tonne Weight Restriction it constantly requires reactive maintenance because of its poor state of repair. Additional vehicle loading would only exasperate this maintenance problem.
7. The location is not within the catchment area of the nearest Doctors Surgery so transport would again be needed to travel to an alternative further away depending on where there is spare capacity.
8. The Firs Wood Close Sewerage Plant is at present close to its limit, so to nearly double its capacity would mean a total upgrade. Would this be acceptable to the Environment Agency when historic problems have recently been resolved? The Plant is Presently working successfully. Who would be responsible for any future pollution of Northaw Brook, existing residents or new additional users?
9. Some more affordable properties within Firs Wood Close have been on the market for over two years, showing that people do not always want to live in this remote site. Those like-minded people who do, have moved here

because of its rural, non-urban, location which it would seem is about to be eroded by this and other proposed local developments within the green belt.