

Ann Helmke

---

From:   
Sent:  
To: Planning Comments (Shared Mailbox)  
Subject: Application Reference 6/2019/1370/MAJ

WARNING: This email originated outside the WHBC Network. Please be extra vigilant when opening attachments or clicking links.

.  
Dear Planning Department

I write with regard to your letter of 24th June regarding a proposed development at land to the east of Firs Wood Close, Northaw - a proposal of 26 dwellings and associated access.

I seek clarification on the timing of this communication. I have recently responded to 3 planning proposals in the area to which I was informed any further communication would be in September. I then received your letter of 24th June detailing the need for comment by 15th July. I understand that this has now have been delayed as notices were not put in place. I understand the deadline to be 24th July.

My comments are as follows:

Fundamentally I do not agree with the applicant's planning consultants' application of national and local planning policy. My objections are:

The roadway serving my home in Firs Wood Close, maintained at the expense of Northaw Park Management Limited to which I make personal contribution cannot withstand further traffic/weight. It is cracking with our endeavours to maintain it and will not sustain further traffic. It will definitely not sustain building vehicles and any increase of traffic.

These plans show no understanding of what it is to live in an area such as this. To propose community housing in a road where the sole access to it is Coopers Lane Road - with no pavements - is dangerous beyond belief. Community housing requires facilities to allow walking to work, school, shops, GP surgeries etc. - to encourage this in this area is irresponsible and dangerous - the thought of walking, pushing pushchairs, wheelchairs along this road with no pavements and no public transport is not acceptable. I will be seeking advice on which health and safety executive I should refer this highway safety issue to.

The sewage treatment plant to which I contribute does not have the capacity to accommodate a further 26 properties. Significant expenditure is needed in the coming few years to upgrade it for Firs Wood Close notwithstanding any further capacity. The plans made available to me do not show how sewage is managed in this development.

Drainage - please provide information on drainage implications of this development - how do I know whether the water table will be disturbed? My home is at the foot of Firs Wood Close on lower-lying land - how do I know whether flooding could result?

Utility supplies - where is the electricity power house sited for this development? What is planned for gas supply? Capacity of current pipes is for Firs Wood Close dwellings. Current arrangements cannot sustain this development and there is no detail on this area.

Refuse collection - there is no indication of where bins will be sited?

It is unclear from the plans I have examined how car parking capacity is covered? The car park featured on the plans belongs to the Oshwal Centre. If the proposal seriously reflects one car parking space on the front of each house (plus a few others) then this is completely unrealistic - there will not be 26 cars - where will these other vehicles be parked? How do the plans cover parking restriction along the roadway so that I can access my home and how do they ensure that Firs Wood Close homes' car park remain for current residents' sole use.

Firs Wood Close residents pay towards the upkeep of roadways, car parks, tennis courts and extensive grounds in this area. Absent in this planning proposal is how this integrates with the concept of community housing?

This site is not of sufficient size to accommodate this number of houses - it forms over development at its worst - half this number of houses would be over-development.

In summary, I moved to Firs Wood Close [redacted] to achieve remoteness of living having previously lived in a built-up area. I will do all I can to preserve my environment. England is beautiful because of its green belt laws and village living and I cannot stand by and watch overdevelopment on this plot. But fundamentally I cannot stand by and watch community housing be introduced in a completely unrealistic location which does not suit need and has inherent dangers.

Please take this communication as my strong objection to this proposed development and I [redacted] await your response on all the issues we have raised.

Kind regards

[redacted] lose

Potters Bar  
Herts  
EN6 4BY