Whilst the Applicant propose 26 affordable homes; should they fail to sale will they become community homes for rent! The question is put as this is an isolated sited with no public transport or immediate access to any shop, schools or other amenities is this an appropriate development. Regardless, whether the houses are affordable or for rent there is no infrastructure to support such a development. Furthermore, this location is within the Green Belt and consequently will impact on the nearby wildlife site.

Whilst there have been no recorded accidents along Coopers Lane Road there has been a number of minor accidents. This is an unlit road with no footpaths. Due care has to be taken when egressing from Firs Wood Close onto Coopers Lane Road, as the sight lines are not good particularly as cars travel at 60mph.

The Developer has made no indication would he proposes for the for the roadway serving the development as Firs Wood Close is maintained at the expense of Northaw Park Management Limited via the residents’ contributions. This also applies to the drainage and sewage waste; they do not appear to have taken into account that the sewage plant has not the capacity for a further 26 dwellings.

Firs Wood Close is a narrow road and as there is limited parking at the proposed development the likely impact is on road parking.

Whilst Hook Lane is a bridleway, it has never formed a byway that is open to all traffic that emerges onto the B156 Northaw Road West. There has been a complete failure to acknowledge that there is a very limited bus service that covers the area. Yet again the Transport statement implies that there are amenities in Northaw Village; yes, there is a village hall and two pubs but that is it!

WHBC’s and indeed the Government have recently announced a climate emergency policy therefore the proposed development would not be compatibly as residents would be totally dependent on the car. Even with proposed electric points for electric cars this would have a limited impact as car tyres and brakes have a deterimental effect on the climate.