

OBJECTIONS for Application Reference - 6/2019/1370/MAJ

POLLUTION, this is a huge factor for all of us here in Firs Wood Close, Northaw. As pollution levels are already at a high, I believe by increasing more developments in this area it will take it above the European standards, if it isn't already, which will make future developments illegal!

This will also affect people with respiratory problems & other health problems.

This will also increase traffic & congestion too - The Causeway is already extremely really bad with traffic in the mornings due to the private school, increased level of cars on the road & terrible traffic lighting system. Waiting times can be from 25-40mins at least at peak times or even worse when the M25 is affected by an accident. Residents of Firs Wood Close & Hook Lane live within a very close proximity to London and the M25 and we are reliant on using our cars due to inadequate footpaths & public transport. Local amenities are not within reasonable walking distance either

I rely on my car at all times. The proposed huge development will have a massive negative impact on our air quality through increased vehicle use, which is contrary to the aims of the climate emergency to achieve zero net carbon emissions by 2030. The local authority must ensure that it does not undermine or threaten the health and well-being of the public through the implications of new developments, that contribute to the physical illness of residents thereby increasing risks of premature deaths.

GREEN BELT – The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. If developed, it would result in piecemeal development, weakening the integrity of the Green Belt. It would have a huge impact on the landscape character area and would be detrimental to the Northaw Common Parkland and would not conform with the strategy for management to strengthen to preserve it.

PUBLIC TRANSPORT, there is only one bus stop on The Causeway & the buses are few and far between. There are no frequent/ regular times for the buses to collect passengers at all. Service is terrible. Rail connections into London have reached capacity at peak times, most times you cannot get onto the train in the mornings. Parking is horrendous at the station also & hardly many other parking facilities available near by.

WOODLAND AREA, PROTECTED SPECIES & HABITATS, Firs Wood Close adjoins/adjacent to a huge Woodland/Wildlife site (Fir and Pond Wood). This would have a massive impact on this also, due to the detrimental impact on natural habitats, including plants, protected Wild Deer, Rabbits, Otters, Badgers & other animals. Destruction of great natural beauty and past history. Destruction of open spaces of wildlife habitats.

INFRASTRUCTURE – There is no infrastructure in Northaw to support any future development. There are no adequate footpaths (also not suitable for prams & buggies), no public transport services, no medical centres, no shops, insufficient schools & employment opportunities. This will add a huge impact of added pressure on existing medical & educational services going forward. Doctors, Dentists, Hospitals are working at capacity already, with even some GP surgeries in fears of closure in the future (this has been on the news already). Increased population in the area would put undue

stress on these services without provision to establish more. Access for emergency services already at risk due to constant stacking of lorries, congested roads at drop off times on The Causeway. Roads at frequent risk of flooding on The Causeway by the main traffic lights and by the Checkers Pub & further round towards Cuffley are prone areas of constant flooding when raining. The volume of traffic is huge on Coopers Lane Road, to avoid traffic & motorway problems, with also people driving at ridiculous speeds, which makes it very unsafe for public users to walk on to even get to an actual footpath, especially with walking children to school, this is a huge death trap. Big volumes of traffic also going to the Oshwal centre for events, weddings etc.

PARKING & RESIDENTIAL AMENITY OF NEIGHBOURS AND NEARBY PROPERTIES – At present there is no permission or provision for parking of the residents of the 26 dwellings on Firs Wood Close. The legal rights of us shareholders need to grant permission for the access by these residents.

Also residents of Firs Wood Close and Hook Lane currently contribute to the cost of a sewage treatment plant, which does not have the capacity for an additional 26 dwellings.

DEVELOPMENT OF 26 DWELLINGS – The amount of houses is a huge over development of the site. It's not in keeping with the surrounding area. If it is affordable housing, how do they have 2 parking spaces allocated to each house. The overflow of cars from this development will also impact on our carpark at Firs Wood Close. The disposal of rubbish from all of the 26 dwellings, have no allocated bin area.

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