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HOUR COTTAGE 1 HOOK LANE NORTHAW HERTS EN6 4DA

Director of Planning
Planning Department
Council Offices
The Campus
Welwyn Garden City
Hertfordshire, AL8 6AE

PLANNING
DEPARTMENT

15 JUL 2015

RECEIVED

Attention Mr Peacock

14 July 2015

Dear Sir

Re: Application PPS6/2015/1342/PP - Land at Northaw Road East

We recognise that there is a housing shortage but the need is for affordable homes. The reason why house builders fail to recognise they are motivated by maximizing their profit.

Local Authorities are continually having their finances reduced but are still expected to provide essential services and this all so applies to the Health Service.

There is a need to protect the Green Belt for the benefit of future generations and it's vital to sustain the flora, fauna and their protection.

Whilst we do not live in the immediate vicinity of the proposed development, we feel it is necessary to object to the above outline planning application for the following reasons:

- 1) The sewers do not have the capacity which will result in run-off into the brooks and then the river.
- 2) Development will increase refuse collection services and it's disposal.
- 3) There is an absence of primary school space and there will also be a need for a secondary school.
- 4) Hospitals are already working to full capacity, as indeed are all health services, so additional homes will exacerbate the problem more.
- 5) The roads in this area were not designed and do not have the capacity for more traffic and to be borne in mind is that many houses now have 3-4 cars, as children leave home later. Further more local roads become gridlocked when the M25 becomes congested, particularly after a major incident.
- 6) There would be insufficient parking spaces at the two train stations were additional residents to use them and It is unlikely that additional trains would be provided to cope with the additional capacity.

- 7) There are Brownfield sites available which are close to existing services that would lessen the environmental impact.

We are constantly asked and expected to protect and take responsibility for the environment to save the planet for future generations, however few take positive action. There are plenty of Brownfield sites and umpteen vacant office blocks that could be converted which are nearer all essential services!

