

Subject: 07/21/0519/F

Development Reference number
07/21/0519/F

To whom it may concern at Broxbourne Council,

I am a resident of Ruthven Avenue EN8 and I am against the refurbishment, extension and external alterations to existing non-food retail unit to enable trade as part food store and part non food retail unit, alongside modifications to existing external garden centre , car parking layout , landscaping and other associated site works at Homebase Ltd, Sturlas Way, Waltham Cross, Hertfordshire, EN8 7BF. I do not want the works to take place.

My reasons include:

- 1) The disruption to our lives due to construction noise and construction traffic, which will negatively impact our daily lives.
- 2) The new shops will attract more people to our area, which is already over crowded due to Waltham cross shopping centre, the roads become congested and unbearable during weekday peak times and weekends.
- 3) the increase in people will mean an increase in cars, which will mean more pollution to our air quality.
- 4) if the cars cannot find parking spaces in homebase carpark, they will start using our street as it's nearby, our street is already full of cars and does not need more cars taking our spaces.
- 5) the new food store will attract vermin such as mice, rats, foxes, flies, seagulls, pigeons, which will then likely come through our gardens when they cannot locate food at the food store. These vermin will spread disease amongst our local wildlife and pets.
- 6) the new development will bring an increase in criminal activity, which we already experience due to catalyst converter thefts, drug dealing and shoplifters in our area due to Waltham cross shopping centre being nearby.
- 7) the new stores will attract more shoplifters to the area.

8) the fences along homebase side entrance, which is our back fences, is not secure between numbers 15 to 37 Ruthven Avenue. People have used this exploit to evade capture from security guards, Police officers and gangs by jumping over from homebase through our gardens as we have seen them do so before. The new development will attract even more people to take advantage of this exploit as Homebase as failed to make the fences secure. Between 1 and 11 Ruthven Avenue homebase have a security gate and barbed wire, so they are protected from this issue.

9) we do not need or require another food store in the area , we have Sainsbury's in waltham cross shopping precinct which serves as the local big brand supermarket, with smaller establishments like TFC and Tesco express serving the community as well.

10) i am against this development and so are my neighbours. I do not want it to happen as it's unnecessary and will do more harm then good. Please do not allow homebase to go ahead.

Kind regards

Resident of Ruthven Avenue