

Subject: Re: 07/19/0200/F

I am a local resident; I live in the Broxbourne area but I am aware that in Goffs Oak there is a lot of building work going on - a friend has given up and moved out of the area she feels it has been so spoilt. I have also recently joined a local political party and that has spurred me on to try and understand how planning works in the area, especially given that so many local areas seem about to be built on. I realise some building may be necessary, but the scale of it is raising alarm throughout the borough so can I clarify how the planning process works locally?

For example, with regards to large scale plans the housing estate being discussed at tomorrow's planning meeting -07/19/0200/F ? I know that people in the immediate area were sent information about it and asked to respond and some 126 objected but what opportunities are there for people like myself who live in the wider area to respond?

I have looked at some past planning papers and I can see a lot of things are considered, but as many things seem to be left out of the plans, so how can the public be better informed about the plans and have a greater say on how plans are developed? For example, with regards to 07/19/0200/F could it be clarified how this development will help people on the Council waiting list? The site has doubled the number of properties originally planned, but there seems to be no explanation for how the demand for these number and types of property were established.

Could it also be clarified as to how locals can be reassured about wildlife in the area? Although a small uplift is being predicted what specifically is being done to protect, badgers, deer, and foxes and birds in the

area? Is a wildlife corridor between all these developments in Goffs Oak built into the plan so that animals can move about the area naturally? This site could have offered opportunities for re-wilding was there a reason this wasn't done and could more be done if planning permission goes ahead to re-wild parts of the site rather than simply creating a picturesque landscape? Although some of the trees are being preserved and built into the design, borough wide we are regularly losing mature trees, and they are not being replaced at a proper ratio, could more trees be planted on this plot and could an area for the locals to plant be created so they have some ownership of the design?

Although buses and bikes are referenced no footpaths or cycle paths through to the schools or health services seem to have been built into the plan. Providing large numbers of car parking spaces and expecting people to keep bikes in sheds in their gardens is not encouraging healthy and active transport systems. And like all the other new housing developments being planned there is no evidence of how the electric charging points will produce their electricity. There are no obvious solar panels or other alternative sources of energy in use on the site, so this could just be a further drain on the national grid and more use of fossil fuels resulting in more pollution and ill health. Countryside Properties say they consider sustainability and the needs of the communities they are building for and the Broxbourne Borough Plan allows for a better greener future but it is not clear how this is being manifest in this or any of the other developments recently passed.

With regards to water for example where is the evidence that the sewers can cope with the extra run off? It is clear that many water companies have been discharging raw sewage into rivers and the Victorian sewage system cannot cope at present, so why is not more being done to think more creatively about the use of water on the estate e.g. grey water harvesting or reed bed cleaning systems?

I do not know if I am allowed to put in an objection to the plans for this development or any others in the pipeline, but I have similar concerns about all the recent housing developments that were granted permission to go ahead. They do not seem fit for purpose. So, would it be possible to raise these concerns with the planning committee or can you give me more information as to how I can raise these issues?

Yours

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