

From:
To: [Planning](#)
Cc:
Subject: 6/2019/0882/OUTLINE
Date: 17 May 2019 08:50:54

>> I most strongly object to the application of outline planning application to build 38 Dwellings in the Green Belt on land adjacent to the Colesdale Farm Dwelling at the junction of Northaw Roads West and East, and Cattlegate Road.

>> We must preserve our fields particular the ones producing food for our ever increasing needs.

>> All Brown field sites must be used for housing before we even consider our green and pleasant land.

>> There are no "very special circumstances" to justify developments in the green belt as detailed in the National Planning Policy Framework.

>> This application provides the starting point to join Cuffley and Northaw together and if approved we may find developments on both sides until the green belt is no more.

>> Transport is a major factor in any development in Cuffley, traffic comes to a standstill most if not every evening and mornings as vehicles use our roads as a cut through for the A10 and whenever a problem occurs on the M25 we again take the diverted traffic.

>> This congestion will cause even greater disruption as and when the 850 or so dwellings, approved for planning by Broxbourne Council are finally constructed in and around Goffs Oak. Traffic will become gridlocked from Crews Hill to Cheshunt.

> Our public transport system is stretched at present with insufficient trains to cope with an increased population and the bus service is infrequent and at mid day non existent.

> This will result in more cars being used, thus causing more pollution and reducing our air quality even further.

> Our schools and Doctors are stretched at the moment and indeed we have no secondary schools which will require pupils attending schools at Potters Bar, Brookmans Park or Cheshunt, resulting in even more car journeys and more pollution.

> Nearest shops require car journeys due to heavy shopping being carried by the occupants of the proposed new 38 dwellings which is likely to mean at least 60 vehicles increasing our congestion problems.

> The application is apparently an "Island" development which is against national planning policy.

> Please reject this application if only to keep our farm lands producing our much needed food

> Regards

> 25 Colesdale

> Cuffley

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