

**From:**  
**To:** [Planning](#)  
**Subject:** COLESDALE FARM APPLICATION 6/2019/0882/OUTLINE  
**Date:** 13 May 2019 17:57:33  
**Attachments:** [image001.png](#)

---

Dear Sirs.

We object to the outline application for minimum of 25-30 new houses on land adjacent to Colesdale farm for the following reasons:

- The land is greenbelt and this development is an erosion of green belt land between Cuffley and Northaw with no very special circumstances justifying the application, (based on National Planning Policy Framework).
- Approval of this development would be setting a precedent which would see further applications on greenbelt land and further erosion of valuable countryside and open spaces which is unacceptable to the local community.
- The location of the development makes it unsuitable for residents to be able to get to schools and local amenities without using a car. The anticipated number of additional car journeys within the application paperwork is laughable. A full traffic survey audit should be undertaken to evaluate all potential developments in the area, not just this single one.
- Northaw and Cuffley villages do not have the infrastructure to deal with the level of additional housing proposed by this and other recent applications. There are no secondary schools within 5 miles of the development, and Cuffley already suffers from significant traffic congestion at peak hours. The local school is already full and there are no alternative facilities for miles. Increasingly at weekends it can often take 20-30 minutes to travel between Goffs Oak and Northaw, through the busy junction in Cuffley by St Andrews Church. We personally have witnessed accidents at this junction and the official crash report over the last 5 years highlights that there have been 3 serious incidents already, adding significant traffic is going to make this matter worse.
  
- The location of the development would be an island without surrounding housing and facilities, against national planning policy

- General facilities such as doctors, library, dentists, shopping are all stretched currently and cannot deal with additional inhabitants in the area. Cuffley and Goffs Oak villages are already strapped for parking, which is making it very difficult for local businesses.

This is development by stealth and small schemes like this are being presented piecemeal for approval, whilst it is the overall housing plan that should be considered. Welwyn and Hatfield planning department needs to accurately define its overall housing policy, and provide full details of this together with Broxbourne and other bordering councils, to formulate a strategy which works for the inhabitants of the locality first and foremost. Otherwise, policy is just playing into the hands of greedy developers whose only concern is profit, and not the wellbeing of the area.

All schemes need to provide significant improvements to infrastructure, improving schools, doctors, shopping, parking, and ultimately the road system, to prevent Cuffley and surrounding villages grinding to a halt. Building on brown field land or adjacent to brown field land should be a key objective to preserve valuable greenbelt. First and foremost, this is a greenbelt site and should not be developed.

Yours sincerely,

Burnt Farm House  
EN7 5JA

--