

I am a direct neighbour and strongly object. I have not once been consulted. This would end up being a huge development. Which means development in the Green Belt (this whole area is one of the highest levels of Green belt grading) It's a development that is physically removed from the village of Cuffley. There is no defensible Green Belt boundary There are no 'very exceptional' circumstances to justify removal from the Green Belt Traffic issues In addition, the Inspector made the following observations in his provisional report. The village of Cuffley is not in a very sustainable position to the rest of the borough Traffic is a significant issue and there are no clear mitigation plans. Until there are, he would not recommend further developments Cuffley has a disproportionate amount of development compared to similar villages

This development could be the first part of a very large addition to our "village" There are other developments in Cuffley that are included in the local plan, such as the Meadway and the land adjacent to Greenfields and KGV playing field. Any further dwellings would undoubtedly increase our already overloaded traffic travelling through Cuffley each morning and afternoon. Air pollution is now and will be a major concern for all our residents as many are elderly and this pollution will only increase their health problems. Flooding is also a major concern as the road adjacent to this proposed development is continuing to be flooded whenever we have heavy rain. This now occurs on a very regular basis. More houses means more traffic, more pollution. Our trains run at full capacity and our bus service is virtually non-existent. No secondary school, doctors surgery already under pressure with existing patients. This location is most probably within the term "green belt" which should remain

I object to this planning application. King & Co are claiming this constitutes brownfield regeneration building on previously developed land when in fact it is a group of one-time temporary farm buildings. Wells farm itself covers acres of agricultural land although swathes of it neglected by the current owners. The site is therefore not brownfield. The development is in the Green Belt (this whole area is one of the highest levels of Green belt grading) It's a development that is physically removed from the village of Cuffley and Northaw. ANY development in this area will put a strain on an already acute traffic problem. The infrastructure cannot take more traffic, more sewage, more light pollution, more traffic pollution or more flooding. We have been here before and it is obvious that this application is a doorway to bigger development of the area. Our major concern is the increased development of the farm etc., as previously indicated by the developer as their intentions. The 14 units in isolation are quite acceptable if this is all that ever transpired, but the precedent will be set for further development and this will have an impact on the area around Northaw, let alone Northaw itself, including us. The principle issue is logistics around here. There are not the roads to take increased traffic. Coopers Lane already suffers from the recycling plant lorries which continue to block access. Any increase in traffic to our lanes will bring us all to a halt at rush hour every day! The area is high green belt graded, with no defensible boundaries. There are no exceptional circumstances to remove the green belt status around here. The area is not in a very sustainable position compared to other areas in the borough.

This would be built on Green Belt which is one of the highest levels of Green Belt grading. There are no 'very exceptional' circumstances to justify removal from the Green Belt. The majority of journeys would be undertaken by car on an already busy road to the shops, railway station, doctors and schools. At a time when the Government is trying to introduce clean air around schools, it seems preposterous to be encouraging more car journeys creating even more toxic air pollution. The Cattlegate junction along the road is an extremely busy one, especially at peak times. Adding further vehicles onto the road will only increase the possibility of further serious accidents at an already very dangerous junction. The Inspector pointed out in his provisional report on the Local Plan that traffic through Cuffley is a significant issue and until there are clear mitigation plans, he would not recommend any further development.

As a priority phase if limited to a brown field redevelopment I would support this application. However as the clear intention is to use this as a hook for a much larger development on Green Belt I strongly object. The Cuffley area is not set up to deal with large developments not only from the logistical aspect of infrastructure and facilities but also the high water table particularly in the area of Wells Farm. It is not environmentally friendly to build on this land without significant investment in re designing the water distribution. There are no "very exceptional" circumstances to justify the removal of Green belt. Cuffley is attracting a disproportionate amount of development compared to other villages. Where transport links are less dense. I do not trust this council to strictly adhere to their strategy and limit the impact of development when approached by numerous developers.

My objections to the development of the Wells farm site are as follows: development of the 14 homes sets a precedent for developing further into protected green belt, particularly as there is no defensible boundary: site is well outside the village boundary thus increased traffic in and out of the village, volumes of which are not sustainable and is set to increase as the Hendricks Green development is completed (350+ homes in Goff's Oak) plus the development at the old 'In ex' site. Cuffley is seeing a disproportionate amount of development compared to other villages in Herts. Very poor public transport links to other local areas for shopping, work etc - more traffic congestion/ pollution. Over development on the site will add to pressure on schools, doctors surgery and other services including drainage - frequent flooding near the site.

Overall this application has been opportunistically timed to avoid the impact of the Government Inspector's eventual findings for Cuffley. He currently sees the village as being in a vastly less sustainable position to the rest of the borough, with significant traffic issues (causing him to withdraw recommendation for any further development plans until fully mitigated) and this proposed build would certainly not be sited to do anything but add traffic. In addition it seeks to add a footprint development in the Green Belt which would allow eventual creep into the 'Metropolis' site (also owned by Wells Farm) in 3 previously identified phases and a resulting addition of an unsustainable number of extra dwellings - probably in total in excess of 700. On its own these 14 houses would

be physically isolated from Cuffley with no defensible Green Belt boundary and without any 'very exceptional circumstances' for Belt disappearance

All proposed phases are within the highest grading of Green Belt and would not support an application under 'Exceptional Circumstances'. While set apart from the village this development would have an extremely significant impact on local services and traffic movement. Traffic flow through the village is currently heavy and made worse when incidents on the M25 regularly force closure of the motorway. Traffic is concentrated through the middle of the village from Cheshunt, Hatfield, Potters Bar and (Cattlegate Road near this proposed development) Enfield. The character of the village would be further and irrevocably changed. In reality these residents would drive into Cuffley, not use footpaths, adding to congestion and further limit parking and access. Farming HAS continued within these proposed areas for the last 33 years I have lived here! The 'separateness' of the location of the village itself, within the WH borough makes it defensively vulnerable to speculative development.

this is a development on Green Belt land; it is not justifiable and therefore it is wholly inappropriate. The Green Belt exists to protect rural environments and prevent such areas from becoming urbanised - it is not a natural extension of the existing settlement as it is physically removed from it - the development will create lots of noise, traffic and disturbance, and there is no mitigation plan - the existing village infrastructure can not handle the development I object to this application. If agreed it will encourage further developments around this site. There are no defensible 'Green Belt' boundaries and the area under threat is subject to very strict 'Green Belt' status. There are in excess of 1,300 + new houses being built (agreed by Broxbourne Council) within a couple of miles of Cuffley village. This will cause a significant increase in traffic. The pivotal B156 is simply not fit for purpose. The junctions at Cattlegate Road and Cuffley village are simply not capable of any further traffic. I object to this application.

I strongly object to this development for the following reasons: The proposed development is within valued Green Belt area and would open the gateway to further Green Belt development. The proposed housing of 14 houses is the beginning of much bigger plans which would be unsustainable because it is removed from existing village facilities. There is no good reason to lift Green Belt restrictions at this location. The existing roads cannot cope with the additional traffic heralded by this initial development. and further housing development in the area has been rejected by the Planning Inspector because of "significant traffic issues". Cuffley has too much development compared to other villages in Hertfordshire. The residents in the Cuffley, Northaw area are firmly against any developments that encroach on Green Belt land because we are well aware that once it is lost future generations will lose a vital barrier to urban spread. Please respect our views and our need to preserve the area.

This further application does nothing to redress the objections submitted before and just way to obtain permission for more houses should the first phase for a smaller build be given. The area is covered by the highest level of greenbelt restrictions with no defensible green belt boundary & no exceptional reasons to

have this altered. The build of a larger development would impact & increase traffic through Cuffley Village which already has traffic jams at peak times & when M25 has restrictions. Our medical services & schools are also threatened due to the high population that already exists. Surely the safety of children using the playground football & tennis courts should be a priority? This area is already a cause for concern & caution when entering or exiting as is crossing Station Road as many cars exceed the speed limit. My husband and I strongly object to such application .

I have lived in Cuffley for over 20 years and, during this time, have seen a gross increase in the volume of traffic using the single main road through the village. This is due to previous large developments which have essentially gridlocked the main road through Cuffley at peak times. The queue to drive through Cuffley from the Cattlegate Road direction often extends out of the village, as far back at Wells Farm, the site for the current planning application. It has to be noted that, while the current plans are for a limited number of dwellings, it is well known that this is simply the beginning. Based on previous planning applications and submissions, I believe that this development, if allowed, would pave the way for future submissions, adding many hundred additional residences over a period of time.

My objections are several-fold

- Cuffley is and always has been a village. The proposed expansion will ultimately destroy the entire nature of the current village and make it a 'metropolis'
Over the years Cuffley has had a disproportionate amount of development compared to similar villages

I am surprised that this site is the subject of yet another plan for development, as I thought that it was considered to be so unsuitable for other projects that it had been withdrawn from the local plan! I understood that this was mainly because any development here was thought to be unsustainable, and that it would cause 'high harm' to an area so important that it has the highest levels of Green Belt protection, which included the farm buildings. Consequently should it should not be considered brownfield site, as the developer assumes.

Also, the developer makes no secret of the fact that he considers this to be just a starting point leading to further large scale development. Consequently, if this application is accepted, there will be no physical barrier to stop further development into the surrounding Green Belt; up the hill towards The Ridgeway and in both directions along the Northaw Road, and becoming something like the previously rejected Metropolis proposal - a large, unsustainable, conglomeration of hundreds of houses mostly detached and separate from either village, adding to the Traffic, Health, employment, pollution, education, transport, etc problems already being experienced by residents of Cuffley and surrounding villages.

Further, this proposal contains no special or exceptional circumstances which might justify its consideration, and nothing that addresses the shortcomings of previous applications. Neither does it consider the cumulative effects of the numerous other developments that impact the area - something which is missing from the Local Plan which the Government Inspector has currently raised. Consequently this proposal should not therefore be granted.