

1A Tolmers Avenue,
Cuffley,
Potters bar,
Hertfordshire,
EN6 4QE

13th May 2019

Dear Sir or Madam,

COLESDALE FARM APPLICATION 6/2019/0882/OUTLINE

I write to provide my objections to the above proposal which I do not believe to be appropriate.

The applicant intends a stand-alone hamlet or island-like development of 38 houses (contrary I believe to national policy), doubtless with around 70 cars.

I have particular concerns around traffic. **I doubt whether the councillors who will be considering this or other applications relating to Cuffley actually live it or experience its daily traffic problems and will therefore try to describe them:**

1) The site is at one of two major bottleneck junctions which are already a source of accidents and severe delays (particularly during rush-hour; “school runs”; and increasingly, during frequent difficulties with the M25). The junctions are those of:

- Northaw Road(s) East and West with Cattlegate Lane (directly abutting access to the Colesdale Farm site) and
- Station Road with Plough Hill and Northaw Road East;

These junctions are key contributors to long delays at peak times. The developer’s proposals will heighten already serious congestion; lengthen existing queues of frustrated drivers; and cause increased pollution, poorer air quality and heightened noise for residents who already suffer from being “bottled into their own village” by virtue of greater difficulty sustained in joining traffic flow along these main (but justifiably designated) “B” roads.

2) Usage of Cuffley Hill & Station Road has increased exponentially in recent years with much greater usage now deriving from the Goffs Oak/Hammond Street area following significant residential development there, with associated need to access Cuffley rail station for onward train journeys or to drive through and beyond the village for access to other centres of employment.

3) Traffic conditions in the village have deteriorated markedly since the arrival of the Tesco store whose customers frequently block already poor traffic flows in their desperate attempts to access limited parking at the store or close to it.

4) Particularly at peak travel times (but not exclusively so), traffic congests massively in both directions:

- from the junction of Northaw Road and Cattlegate in both directions (i) all the way into Cuffley and (ii) back Cattlegate to East Lodge Lane and Crews Hill; and
- in Station Road (very often right back up Cuffley Hill and beyond Goffs Oak)

5) Accidents at the Northaw Road / Cattlegate junction are not infrequent. So far as I know none have been fatal – remarkable in the circumstances. The proposed development can only heighten difficulties.

Additionally:

- Cuffley is surrounded by hills and is notoriously difficult (dangerous) to drive through or out of in bad weather (snow, ice, etc.).
- It is, as mentioned above, extremely vulnerable to frequent gridlock in the event of disruption on or closure of the nearby M25.
- Parts of Newgate Road East near the proposed site are prone to flooding (I believe from three underground springs).
- GPs and school services are already overstretched (indeed there are no secondary schools nearby, which will doubtless further increase car traffic)
- Bus services in the area of the site are nowhere near regular; and
- Pedestrian access to Cuffley or to Crews Hill for train stations or shops would in both case be lengthy and in the latter dangerous (no footpaths).
- The Applicant has no special reason for developing Green Belt land.
- Should this application be approved, there is no justification for simultaneously creating a convenient longer-term “bridge” boding further ribbon-like development of the Green Belt between the villages of Cuffley and Northaw - potentially until the two are merged.

In short, this proposal can only worsen already adverse traffic impact and would impact negatively upon the villages of Cuffley and Northaw in a number of ways.

I would be grateful if you would take account of my views in considering the matter.

Yours faithfully,

To: The Head of Planning,
Planning Department
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts, AL8 6AE