

From:
To: [Planning](#)
Subject: Colesdale Farm Application 6/2019/0882/OUTLINE
Date: 17 May 2019 16:13:05

For attention of Planning Committee at WELHAT

I wish to object to the captioned application on the following grounds

1. I am advised that, under the terms of the National Planning Policy Framework, there need to be 'very special circumstances' to justify green belt developments. What are those circumstances? I suspect they do not exist in respect of this application.
2. This development, I am told is defined as an island development. It is detached by almost a mile from the centres of Northaw in one direction and Cuffley in the other. Below, I refer to the additional strain on services in Cuffley. I understand this type of development is also inconsistent with National Planning Policy.
3. Reference is made in the Application to the Bus Service which runs from Potters Bar to Cheshunt via Northaw and Cuffley. There is no way any commuter could rely on this service. The buses seem to run to an improvised timetable and people have come to rely on their cars, private provision or lifts from friends. Planning Council members should ignore this claim in relation to the reliability of the bus service.
4. As a result car transport will be needed to get to either Cuffley or Potters Bar Station. This is not walking distance. Neither is Crews Hill station. This development would add to already critical car congestion at peak hours.
5. The nearest secondary schools are some miles away. Car transport is required This Application would exacerbate the problem for working parents.
6. If this application were to be approved it would be the 'thin end of the wedge' for future applications on the green belt land between Colesdale Farm and Cuffley in one direction, and Colesdale Farm and Northaw in the other. The WELHAT Planning Committee would then be under enormous pressure to approve future 'infill' applications.
7. Are you aware of the traffic accident potential at the junction of Northaw Roads East and West and Cattlegate? This is a busy intersection and the hilly terrain adds to the potential for accidents at this spot. Approval of this application would simply increase the potential for more frequent accidents
8. You will know that over the recent years many of the industrial nurseries in Cheshunt and Goff's Oak have been classified as brown field sites and developed for housing. The overall result has been largely positive to the local scene and

worthwhile, with semi derelict sites now used to alleviate the housing shortage. While I appreciate that WELHAT will have no control over Broxbourne's Planning, the growth of these new estates in Goff's oak and Cheshunt place an additional burden on Cuffley where the station is the commuter station of choice and other service. Just 800 yards from the border of Cuffley and Goff's Oak is a large derelict site in Goff Lane which is about to be developed. The impact on Cuffley will be immediate. Whilst WELHAT probably cannot control these site developments this makes it even more important that they are very careful about agreeing green belt applications where they do have some control.

I suspect our local councillors will be aware of all the concerns raised above. However, those councillors from elsewhere in the borough with heavy demands on their (voluntary) time in their local wards may be less familiar. Please do come and take a look and see first hand if you are not familiar with the area. The danger is to dismiss objections such as this as 'Nimbyism' It is not. Brown field development should always be the first option before defaulting into agreeing to green field applications which can have the long term effect and blight the quality of life in a whole area. Once the green belt is gone - it's gone for ever! It won't come back! We are lucky to have a very proactive Residents Association in Cuffley. Our councillors despite the burden of budget cuts, are also clearly very active in preserving the quality of our lives and services throughout Welwyn /Hatfield. Therefore, I hope and trust this application will be declined. Further, if a declination is partly or wholly on the basis of points 1 or 2 above - i.e a matter of national policy, perhaps the applicant can be discouraged from making further applications. This will reduce the burden on WELHAT time and prevent spurious applications.

Thank you for your consideration of this objection and also for the work all the councillors do to maintained the attractiveness of WELHAT as a place to live.

16 Thrush Lane, Cuffley