

**From:**  
**To:** [Planning](#)  
**Subject:** Colesdale Farm Planning Application: 6/2019/0882/OUTLINE  
**Date:** 17 May 2019 16:37:22

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Dear Sir/Madam

I am writing with reference to the above Planning Application.

I understand that the proposal is to build 38 dwellings on this Green Belt site adjacent to Colesdale Farm, near the junction of Northaw Road West and East and Cattlegate Road.

I wish to object to the above planning application.

This is now one of multiple planning applications for our village. Many of the proposed sites included in the Development Plan are on Green Belt land and this one is just the tip of the iceberg.

If this development is approved, it is highly likely that more Green Belt sites will be approved for building on and we stand to lose our rural environment, as well applying huge and unacceptable pressures on our already overburdened infrastructure.

The result will be much of our Green Belt land in the area being lost, and eventually Northaw and Cuffley will all be joined together, running into Goffs Oak and eventually, Potters Bar

The junction of Northaw Roads, West and East and Cattlegate Road is already extremely busy with traffic, especially in the rush hour. There are frequent traffic jams and there have been a number of accidents. It becomes grid lock today without additional cars from this development.

This proposed housing development will mean longer queues and more accidents, as residents of the new development will be using their cars daily for the usual trips to schools, shops, etc. And we know that the local bus service 242 is not regular, as is claimed in the planning application.

If environmental issues are an important criteria, I would like to see testing of the air quality along our roads during the current road congestion as a baseline for the expected impact all this additional housing will have on this measure.

I also understand that National Planning Policy states that there should be no 'island' development. Surely this would be a clear case of such a development? I also do not believe there are 'very special circumstances' to justify this development, as detailed in the National Planning Policy Framework.

For the above reasons I urge the Planning Committee to reject this application.

**26 Burleigh Way**  
**Cuffley**