

From: [Carol Branigan](#)
To: [Cynthia Palmer](#)
Subject: FW: 6/2019/0882/OUTLINE Colesdale Farm Northaw Road West Northaw Potters Bar EN6 4QZ Outline permission for residential development of site of up to 38 dwellings following demolition of the existing buildings and structures with all matters reserved apart
Date: 22 May 2019 14:53:34

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Kind Regards

Carol Branigan
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From: Carol Branigan [<mailto:ncpc@btconnect.com>]

Sent: 22 May 2019 14:41

To: 'Cynthia Palmer' <c.palmer1@welhat.gov.uk>

Subject: RE: 6/2019/0882/OUTLINE Colesdale Farm Northaw Road West Northaw Potters Bar EN6 4QZ Outline permission for residential development of site of up to 38 dwellings following demolition of the existing buildings and structures with all matters reserved apart

Having spoken to the Planning Dept. at WHBC, they have confirmed there is a technical issue with the Planning Portal so please forward the comments below to the relevant

officer.

Transport – We question that local facilities are readily accessible by foot or cycle. There are no dedicated cycle paths to Cuffley and the minor and narrow B156 is now a major east west route, heavily used by both cars and HGVs making it dangerous to cycle. This route is a relief road for the M25 when it is congested, adding to general traffic and heavy goods vehicles.

The bus service (242) is certainly not frequent there being only 2 buses between the site and Cuffley or Potters Bar rail stations during the mornings on weekdays and an even more reduced service at weekends, evenings and in the school holidays.

To aid pedestrians it is suggested that the footway could be widened but this is not within the remit of the application and is not a practical solution. Access by foot to facilities is overly optimistic and does not take into account the topography. For example the time taken to reach The Plough public house is underestimated due to the steepness of Plough Hill.

The rail service and nearby car parks are already at capacity and cannot accommodate an increase in commuters to London. The information given is out of date as the connection to Stevenage is discontinued.

We therefore conclude that the development would not be sustainable.

Infrastructure – we disagree that the impact of the extra vehicles would be minimal. 38 dwellings represents a significant increase in road usage. The B156 is already congested at peak times and measurements of air quality show that this exceeds legal limits during the rush hour in the centre of Cuffley. The B156 road junctions at Cattlegate Road and at Station Road are recognised by Herts Highways as being over capacity.

The accident figures are questionable and presumably only refer to 'reported' accidents. There are many more unreported accidents particularly at the Cattlegate Road junction. The current exit from the site is on the junction and is dangerous due to poor sight lines (it is on a bend) and fast traffic approaching the junction from the direction of Northaw where there is a 40mph limit. The proposed new access is halfway up the hill towards Northaw where there is a blind summit. For these reasons we conclude that the potential for road accidents would be increased by this development.

Hertfordshire Transport Programmes & Strategy are listed as consultees though their response is not available on the web site

Flooding – this is an issue on Northaw Road West and we consider the increase in hardstanding would exacerbate this

Special circumstance -We consider that the lack of a 5-year housing programme is an insufficient 'special circumstance' for this development in the Green Belt because of the remoteness of the site and the road traffic hazards

Infilling – we think that a development here would set a precedent which would encourage infilling between the site and the edge of Cuffley

Loss of employment – the loss of business units on the site will result in a decrease in local employment opportunities

S106 – a development of this size would be expected to provide S106 monies. These do not seem to be provided so therefore we can see no compensatory benefit to our community.

Kind Regards

Carol Branigan
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From: Cynthia Palmer [<mailto:c.palmer1@welhat.gov.uk>]

Sent: 02 May 2019 15:50

To: 'ncpc@btconnect.com' <ncpc@btconnect.com>

Subject: 6/2019/0882/OUTLINE Colesdale Farm Northaw Road West Northaw Potters Bar EN6 4QZ Outline permission for residential development of site of up to 38 dwellings following demolition of the existing buildings and structures with all matters reserved apart fro

Dear Sir or Madam, Please find attached a notification regarding an application that has been submitted to the Council for determination. Full details are within the letter.

Kind Regards

Cynthia Palmer

Planning Support Officer

Welwyn Hatfield Borough Council

AL8 6AE

Tel No - 01707 357252

Email – c.palmer1@welhat.gov.uk <<mailto:c.palmer1@welhat.gov.uk>>

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