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Dear Sir/Madam

I would like register my objections to the planning application to build houses on the Green Belt at Wells Farm. The Green Belt is an area of natural beauty, which the government have pledged to protect, and to which you have previously said will cause significant harm.

These extra houses will have a massive impact on Cuffley and Northaw and open the door to further developments.

We have one bus service, a struggling train service, one over subriscribed school and a doctor's surgery which cannot cope with the patients it already serves. We just don't have the infrastructure for more people, their children and their cars.

We are yet to experience the impact of the houses being built in Goffs Oak.
When there is a problem on the M25 the congestion in Cuffley, Northaw and surrounding areas is intolerable, let alone the pollution it causes.

I urge you to refuse this planning application.

Yours faithfully,

▮▮▮▮▮

24 Kingswell Ride
Cuffley
EN6 4LH

---------- Forwarded message ---------
From: <▮▮▮▮▮▮▮▮▮>
Date: Tue, 14 Feb 2023, 21:29
Subject: Objection to HS29 and HS30 Wells Farm and part of the Metropolis site
To: <localplan@welhat.gov.uk>, <localplan@northawcuffleypc.org.uk>

Dear Sir/Madam.

I would like to make my objection known, in the strongest way possible, to the proposed development of Wells Farm and the old Metropolis site. I can only presume that this is part of a process you have to follow, as anyone can clearly see that this will be detrimental in every way.

The roads servicing Cuffley and Northaw are a collection of B roads which cannot handle to current volume of traffic. I, along with many hundreds, possibly thousands, of other residents, currently sit, every morning and evening, in a slow-moving queue of traffic trying to get to and from work. The developments which have already been granted in Goffs Oak, although not fully completed, have only made things worse. Once completed, the situation will be borderline unbearable. There appears to be no forward thinking as to how the roads are going to cope with the several hundred more vehicles that will inevitably follow the addition of hundreds of more homes, let alone the additional pollution that this will bring to the area.

Cuffley village has one already overstretched doctor's where you are lucky to get an appointment. That's provided you can hold on long enough to get through. The bus service is limited, to say the least, which is one of the reasons we sit in that slow-moving queue of traffic. The train station is the prefect size for Cuffley, but that was Cuffley 20 years ago, and there were nearly three times the number of applications made to Cuffley school than places available. Where will all the new children go as the schools in the surrounding areas have the same problem. Can the local authority seriously be considering these applications when there are no plans in place to improve these services.

The applications have been submitted on Green Belt land, which, in itself, should be enough grounds to refuse them. The Government have pledged to protect the Green Belt from development together with Welwyn and Hatfield Council. Apart from being an area of beauty which the local authority should be proud of, the Green Belt helps improve the air quality of London and its suburbs, something which is a major issue at the moment. If these developments are allowed to proceed, they will clearly become stepping stones for further development which will see the Green Belt disappear altogether. The Green Belt should, without doubt, be protected to promote openness, prevent urban sprawl, protect the environment and the health of the residents.

Yours faithfully,

24 Kingswell Ride,

Cuffley,

Hertfordshire,

EN6 4LH.