

From: [REDACTED]
To: [Planning; p.comments@welhat.gov.uk](mailto:p.comments@welhat.gov.uk)
Cc: [Bernard Sarson](#); [Gail Ganney](#); [George Michaelides](#); [Office Manager](#)
Subject: Hearing of the Development Management Committee on 27th July - 14 homes at Wells Farm, Cuffley - 3rd hearing of Application number 6/2020/3451/MAJ
Date: 24 July 2023 11:36:37

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Dear Sir or Madam

I would like to put forward, once again, our objection to the proposed plans that come before you for a third! hearing on the 27th July 2023.

This following on from what can best be described as a “**perverse decision**” of the Planning Committee to override its own previous decision that it had made in relation to the planning application for Wells Farm.

Before my retirement a few years ago I ([REDACTED]) was a fairly Senior Tax Inspector within HMRC. From this I had firsthand experience of Tribunals and decisions that were made, these all being final and having to be accepted by all parties and could only be overturned if found to be erroneous on a point of law. I still cannot get to grips here as to why there was the need for a second hearing for this application, when the first had overwhelmingly decided (by 11 -2 if we remember correctly) to reject the Wells Farm application. This all for want of a better term “smells fishy” in our opinion - when an important local decision is changed so quickly, yet based broadly on the same set of facts!

So you will gather from this that we strongly object to this planning proposal and will be looking at matters very closely should the planning application now succeed.

We will not rehearse all of the arguments against the application as these are well known and voluminous, but our personal objections are set out below, having been cut and pasted from our previous objection.

We would like to register **both** our objections to the above proposed (and likely subsequent) development plans.

Having moved to Cuffley, during the last year, we are both disappointed that the Council are considering such a development on what is beautiful open green belt land that makes Cuffley so special.

What drew us into moving to Cuffley was the nearness to open fields and farmland and feel that if these plans were to go ahead then this would have a drastic negative impact on Cuffley. This in turn would clearly lead to this being **“the thin end of the wedge”** for further developments on the site of some 700 additional houses’ rather than just the 14 being looked at in this application.

At the top of the road just opposite us and 200 yards away is a beautiful view over Wells Farm and the surrounding green belt space where you can see Pheasants and other wildlife – it is a beautiful open view that should not be destroyed by these developments.

In addition we set out as follows our further reasons for lodging this objection which are:

- The road and rail capacity through Cuffley is at and beyond its working capacity already, a factor previously acknowledged by the Planning Inspector.
- The local area already has poor air pollution – so such a development can only make these matters worse.
- Localised road flooding - as Northaw Road East, close to Wells Farm, is already prone to flooding that causes traffic issues. This can only be made worse by large tranches of land being built upon and without the known impact of land opposite that is also shortly to be developed.
- How would this fit in with the already stretched health and education facilities in Cuffley.
- The already mentioned above loss of greenbelt and open fields that contain a wide variety of birds and other wildlife.

- *The loss of important farming land at a time when we need more local produce.*

We do hope that the Councillors and Planning Committee will consider seriously this objection from us **both!**

We have CC'd all of our local Councillors into this objection and hope, if given the opportunity, that they will also speak against this application.

Kind Regards

[REDACTED]

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([REDACTED])