

Application 6/2020/3451/MAJ

To look at this application in itself, is one thing, but far more significant is where it would lead to if granted, in opening the way for future applications. Similarly the application should be taken into account with the site known as HS28 in the (proposed) Local Plan, where it is likely 121 units will be built, and that site is within a few hundred yards of the current application. Such application is for 14 units and for which 32 car parking spaces will be allocated, but the developers have made clear that if granted this will lead to further applications for 60 units in phase 2; 70 units in phase 3; and 600+ units in phase 4 (originally referred to as the 'Metropolis site'. My concern therefore is not just in the current application but where it takes us to in the future and for a level of housing that far exceeds what the villages of Cuffley and Northaw can sustain.

My objections are as follows (and as detailed in the preamble above)

Traffic. The B156 has levels of traffic already unsustainable especially during the morning and evening peaks - this will be exacerbated by developments within the Borough of Broxbourne and which will impact directly on routes through Cuffley. As neither of our villages have public transport connections to Welwyn Garden City inevitably local roads will all be impacted by further vehicle movements. It is not apparent from within the current Local Plan there are plans to alleviate these additional movements.

Green Belt. Although supposedly on brownfield land, this will lead to development on the surrounding green belt, and for which there are no defensible boundaries, this will lead to developments causing the joining