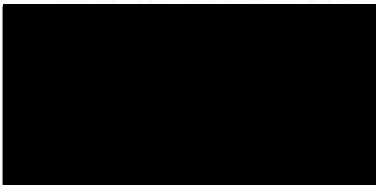


of Cuffley and Northaw

Infrastructure. This application could be the straw that ReKs the camels back with more traffic movements into the Cuffley shops as, for the great majority of people it will be too far to walk from the applicant site into Station Road



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

Traffic. The RTI has levels of traffic steady and stable 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 noted, our villages have public transport connections to Welwyn Garden City, but local roads will be impacted by further vehicle movements that is not apparent from within the current Local Plan there are plans to alleviate these additional movements.

Green Belt. Although supposedly on protected 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