

We write to strongly object to the proposed plans to develop the Wells Farm site into a residential housing enclave with the following objections.

- * Cuffley and it's environs have some of the highest levels of green belt grading and should be maintained as such especially as no exceptional circumstances have surfaced to change it's status.
- * It seems no consideration has been made as to the impact of the development on additional traffic to the immediate road Northaw Road East that has an ongoing problem with traffic congestion and pollution.
- * The proposal is for 14 dwellings and we should assume each of these houses will have 2 cars. This will only make matters worse in respect of shopping in the village as you would need to use a car even to get basic food stuff as it is too far to walk - parking is a premium at the moment. Also the impact of more trips to drop off or park at the railway station will intensify an already busy location. This would also apply to trips to nurseries, schools, GPs etc. All would need to take a car on these trips - it will be horrendous.

This development seems unnecessary and our suspicion is this could be the start of a much bigger plan.

Cuffley has been over developed in the past which created the congested area we now live in and have daily experience of. Yet more dwellings in our vicinity will only exacerbate the situation.

████████████████████

██