

OBJECTION TO DEVELOPMENT OF 38 DWELLINGS AT COLESDALE FARM

THE JOINING OF NORTHAW & CUFFLEY IS NOT ACCEPTABLE, EACH VILLAGE WILL LOSE THEIR INDIVIDUAL IDENTITY

THESE ARE TWO SEPARATE VILLAGES AND WILL LEAD TO FURTHER DEVELOPMENT WHICH WILL RESULT IN AN AMALGAMATION

NATIONAL PLANNING POLICY IS AGAINST "ISLAND" DEVELOPMENTS WHICH THIS WOULD BE

THE PLANNING POLICY FRAMEWORK HAS TO JUSTIFY "VERY SPECIAL CIRCUMSTANCES" FOR DEVELOPMENT ON THE GREEN BELT WHICH THIS DOES NOT WARRANT

THE NEAREST BUS AND TRAIN SERVICES ARE IN CUFFLEY OR POTTERS BAR AND THIS WOULD ENTAIL USING A CAR/CARS. THE LOCATION IS AT A VERY BUSY AND DANGEROUS JUNCTION AND HAS SEEN NUMEROUS ACCIDENTS. THE BUS AND TRAIN SERVICES AT CUFFLEY ARE A RURAL SERVICE AND NOT VERY RELIABLE.

I PERSONALLY TRAVEL TO BOTANY BAY EACH DAY FOR WORK AND A 7 MILE JOURNEY CAN TAKE UP TO AN HOUR OR MORE IN PEAK TIMES

IF YOU WANT TO GO TO THE SHOPS THEN YOU MUST DRIVE TO EITHER CUFFLEY OR POTTERS BAR, THERE ARE NO SHOPS IN NORTHAW VILLAGE. A DEVELOPMENT OF 38 DWELLINGS WOULD CREATE AT LEAST 60 CARS OR MORE.

WHY WOULD PEOPLE WANT TO LIVE IN THIS RURAL LOCATION OUTSIDE OF ANY FACILITIES AND WHERE ARE THEY COMING FROM. WHO ARE THESE PEOPLE WHO NEED HOUSING IN SUCH AN AREA AS THIS.

IF WE ARE TALKING ABOUT FAMILIES THEN THE NEAREST SCHOOLS ARE MILES AWAY IN POTTERS BAR, BROOKMANS PARK AND CHESHUNT REQUIRING THE USE OF CARS, YET AGAIN. CUFFLEY HAS A SMALL RURAL INFANTS SCHOOL AND THE DROPPING OFF AND COLLECTION OF THE CHILDREN CAUSES GREAT DIFFICULTIES TO THE IMMEDIATE LOCAL ROADS

THERE ARE MINIMAL SHOPS IN CUFFLEY VILLAGE, NONE IN NORTHAW SO TRAVEL TO POTTERS BAR WOULD BE REQUIRED. MORE CARS ON THE ROAD AGAIN

THE LEISURE FACILITIES ARE LOCATED ON KGV PLAYING FIELDS AND CONSIST OF A TENNIS CLUB, FOOTBALL CLUB, BOWLING CLUB AND CHILDRENS PLAY AREA AND FIELDS. APART FROM THIS THERE ARE NO OTHER FACILITIES AVAILABLE. THIS WILL ENTAIL MORE CAR JOURNEYS CAUSING MORE CONGESTION ON THE ROADS

IF WE ARE TALKING ABOUT RETIRED PERSONS THEN THIS LOCATION, AWAY FROM ACCESSABLE FACILITIES BY WALKING IS TOO ONEROUS, MORE CARS AGAIN WITH MINIMAL PARKING IN CUFFLEY

IF WE ARE TALKING ABOUT COUPLES OR SINGLE PEOPLE THEN ALL THE ABOVE APPLIES AS WELL

THERE IS VERY LITTLE EMPLOYMENT IN CUFFLEY AND NORTHAW SO OBVIOUSLY THE OCCUPANTS WILL NEED TO TRAVEL TO LONDON OR OTHER AREAS FOR WORK AND I HAVE ALREADY SET OUT THE DIFFICULTIES THAT THIS MAY ENTAIL

I THEREFORE MAKE A VERY STRONG OBJECTION TO THIS APPLICATION AND RECOMMEND THAT IT SHOULD BE REFUSED

