

We have lived for over 30 years in the local area and strongly object to the Wells Farm application to build 14 new houses.

The application must be refused on a number of grounds:

It is inappropriate development in the Green Belt and there are no special circumstances or very special circumstances to justify development. This application would lead to encroachment on to High Harm rated Green Belt and creeping urbanisation of this Hertfordshire countryside.

It would set a dangerous precedent for the huge future expansion of housing on the Wells Farm site, that King & Co have also been promoting. Added to this, the application would start an unlawful process of integrating and fusing together Cuffley with Northaw.

As the Local Plan Inspector has highlighted, there are real sustainability issues at Wells Farm that concern him. There are traffic issues that are insurmountable by any measures that the applicant can propose. The road is narrow, traffic congested now at many times of the day and subject to flooding. The significant extra flow of traffic and vehicle movements from 14 new homes will only aggravate the existing problems. Also, regarding sustainability, the new homes would not be in reasonable walking distance from the shops and the train station for ready access on foot. Most families would need at least two cars to cope with commuting to work, shopping and taking children to school.

The Cuffley infrastructure, including medical and other facilities are already overstretched.

Summary

This application is inappropriate and unsustainable development in a totally unsuitable part of the Green Belt where harm to it will be huge and where there are no special circumstances to support it. For the many reasons above, we strongly object to this Wells Farm building application and we look forward to the Council refusing it.

[REDACTED]