

From: [Mark Peacock](#)
To: [Planning Comments \(Shared Mailbox\)](#)
Date: 26 January 2021 15:16:39

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From: [REDACTED]
Sent: 26 January 2021 15:01
To: Mark Peacock <m.peacock@welhat.gov.uk>
Subject: Planning application 6/2020/3451/MAJ.Wells Farm, Cuffley.

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Dear Mr Peacock,

I wish to object to this application for the following reasons.

Greenbelt preservation.

Whilst I have no doubt you must get bored with this aspect, I feel strongly that ANY erosion of greenbelt, particularly high harm status, around this area of Hertfordshire is highly sensitive. The communities in this area seated on the edge of London are separated by very limited areas of greenbelt land. Any erosion of these small strips increases the danger of merger between them and with London. It would be hugely sad to see this area of Hertfordshire become a London suburb and the identity of these communities lost and this area of the County effectively urbanised. I do not believe this application has exceptional circumstance status.

Stalking Horse.

Of itself this application for 14 houses may seem modest. However the developers have not been shy in letting people know it is their intent to apply for further development after this one.

In addition it adjoins the land where an application for 600 houses was made a few years ago and rejected by council. If this or any other developments are approved, it is inevitable that large project will be resurrected with far greater argument. It would effectively be infill between this area and Cuffley.

Infrastructure:

Just as the remaining greenbelt is in short supply, so is our creaking infrastructure struggling to cope with the existing populations of say Cuffley and Goffs Oak. Council is aware of the traffic congestion in the area with the junctions at Station Road and Northaw Road East and Cattlegate Road into NRE is significant and has yet to accommodate the developments in Goffs Oak. It is already a frustrating experience to try and move round the local area by road. This development would exacerbate the problem, particularly given the developers ambitions.

Given the distance to Cuffley which would be the nearest shopping area to this development, it is inevitable cars will be used which adds to the already difficult parking and traffic pressures in Station Road.

Nor should it be forgotten that the community is trying to accommodate other developments eg behind Cuffley School.

Brownfield Site.

I believe there is an attempt to suggest this is a Brownfield Site because a few buildings have been allowed to become derelict. I cannot believe this land can be classified in such way.

I very much hope this latest attempt by local landowners to erode the modest areas of Greenbelt left to us is rejected by the Council. Regrettably it appears to be a constant battle.

