

From:
To: [Planning](#)
Subject: Objection to Colesdale Farm planning application Ref: 6/2019/0882/OUTLINE
Date: 19 May 2019 11:13:29

COLESDALE FARM APPLICATION 6/2019/0882/OUTLINE

Dear Sir/Madam

I wish to object to the above application to build 38 dwellings on land adjacent to Colesdale Farm.

As a resident of Cuffley I am gravely concerned that this development, if allowed to go ahead will have a serious impact on the environment, level of congestion and infrastructure in the area.

Firstly this proposed development is on precious green belt land. Three of the key purposes of green belt land is to:

- prevent neighbouring towns merging into one another
- assist in safeguarding the countryside from encroachment
- preserve the setting and special character of historic towns, we have over 30 Grade 2 and Grade 2+ listed buildings in the area

An 'island' development such as the one proposed will contravene all three of these key purposes. It would appear that there are no special circumstances to justify these development proposals

At peak times the junction between Cattlegate Hill and Northaw Roads West and East is notorious for hold ups and accidents. It is a major pinch point for traffic, which trails, often from as far as Crews Hill through Cattlegate Road and on into Cuffley, Station Road and on up to Goffs Oak. Any problem on the M25 between Junctions 24/25 means that vehicles, including heavy lorries use this route which has an adverse effect on noise, pollution and safety for residents, particularly those using Station Road.

The location of the development will mean that some additional 30/60 vehicles will be using the route at peak times to get people to primary, secondary schools as well as to the station, the shops and beyond. Cuffley and Northaw are not well served by a bus service. Additional commuters will put an additional strain on the rail system which is already going to be swamped when the new development in Goffs Oak (on the old InEx site) is built (Broxbourne Council). The use of Crews Hill station is little better, there is no footway so once again vehicles will be the option to access the station.

I fail to see how a thorough Environmental Impact assessment has not identified these issues.

In conclusion, I do not believe that this new development proposal to be sustainable under the NPPF definition and therefore wish my objection to be given full consideration.

Sent from Windows Mail