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Dear Sir/Madam

Please find below a few of the many reasons why this application should be dismissed.

Unsuitable and unsustainable: It might 'only' be 14 homes now but there is no doubt that, if allowed, the precedent will be in place for further development up to the several hundred homes applied for in the past. There is no defensible Green Belt boundary for protection. The site is a distance from and isolated from Cuffley so huge numbers of cars would be needed (there's no reliable public transport). The country road fronting the site is often flooded and traffic is at a standstill during peak times and following an incident on the M25 or A10.

Green Belt: This is not only Green Belt land but 'High Harm' Green Belt – one of the highest levels of grading. The Council and Government have pledged to protect this land. There are definitely no 'very exceptional circumstances' to justify its removal from the Green Belt.

Broxbourne: Thousands of homes have been and are yet to be built in Goffs Oak – they are already impacting our local infrastructure and creating increased volume of traffic on already overwhelmed roads through and around Cuffley. Air pollution must be increasing too.

Councillors have been voted in by us because they've promised to protect the beautiful, irreplaceable Green Belt (especially 'high harm' sites such as Wells Farm). We're so incredibly fortunate to have this special land surrounding our villages and this application goes against everything the Council's committed to.

Please make the right decision for the environment and the climate crisis and prevent an ecological disaster.

Kind regards

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