

Objection to Wells Farm Development.

The Green Belt

This proposal will harm the Green Belt. Cuffley is separated from its neighbour village, Northaw, by the Green Belt. This site is already an 'outlier' and building on it will increase the urban sprawl between Cuffley and Northaw. The building of houses on this site will be in direct contravention of the intention to preserve the Green Belt. If this site is allowed to be developed for housing then others will follow into the surrounding fields, causing loss of 'openness' and blurring the boundary between the 2 villages becoming an urban sprawl through the countryside. There are no 'very exceptional circumstances' to justify building any houses on land Green Belt land.

The proposed site currently has a small retail and agricultural business so the promoters are saying this is a brownfield site. However, houses would be a very different proposition there would be more cars and a greater density of people – this would then be used as an excuse to further expand the buildings in the future. One of the reasons the Greenbelt exists is to provide attractive landscape – housing does not fit this bill.

Transport / Access / and resulting Pollution

To get into Cuffley there is literally only ONE road, the B156, which goes through Cuffley, from Northaw at one end and Goff's Oak at the other. There are two busy T junctions on the road, one with Cattlegate Road, towards Crews Hill and Enfield; the other at Station Road, connecting to Goff's Oak and Cheshunt. The suggested site is close to the busy Cattlegate Road Junction. Traffic on the B156 comes from Northaw and Potters Bar and traffic on Cattlegate Road is usually in a queue to join it at the T junction. At busy times of day there is always a queue and about once every 2/3 months, if there is a problem on the M25 or A10 this can cause traffic to be jammed for miles. I have regularly sat in traffic queuing from this junction all the way back to Crews Hill and occasionally for miles to Enfield. I have no choice as there is simply no other route into the village. Sites for housing proposed in Crews Hill and Goffs Oak would further add to this traffic and have a terrible impact on the already stretched infrastructure of the village.

The promoter claims 'improved walkways' at this site, I but this is irrelevant as it is in a position outlying the village it is not a walk that many residents of the new houses would routinely make. It is too far from the village to carry heavy shopping and the only road is too busy to safely walk along with a pram/toddler carrying shopping. This site is quite alone, separated and physically removed from Cuffley. If built upon, it would be an outlier to the village in neither Cuffley nor Northaw. Northaw village has no shops or station so the burden of the extra residents would certainly fall on Cuffley village's small infrastructure. Potters Bar station is 4 miles away. It would not be a convenient location and the reality is that most residents would have to use a car. The B156 is already a very busy road. I have daily difficulty crossing it to access Cuffley School, the park, the tennis club, the football club and the bowls club and the village shops and amenities. The extra traffic that would inevitably result from the initially proposed 14 dwellings, and the open door that agreement to this development will signal for hundreds more, will be awful. We are in a climate emergency and these factors must be taken seriously. Public transport from the proposed site is very limited. The developers recommend walking into Cuffley where there are transport links as stated above this is not realistic for everyone. The only transport links are the infrequent 242 bus and the train. Past investigation has shown there is no possibility of Moorgate being able to accommodate more trains, and the car parks at Cuffley, Cheshunt and Potters Bar stations are often full. More houses means more cars. Pollution from cars includes nitrogen dioxide,

greenhouse gases, carbon monoxide, sulphur dioxide and particulate matter. Plants, absorb greenhouse gases. The Green Belt is not a luxury just to look at - it absorbs the greenhouse gases, acting as a carbon sink and releases life giving oxygen. Covering it with concrete increases the pollution while removing the means to combat it. What is even more concerning is that other pollutants, like carbon monoxide, ozone, ammonium ions, and particulate matter aren't even tested for.

Strain on Infrastructure.

We have heard that Cuffley has suffered from disproportionate proposals for allocation of housing Cuffley Primary School is full and the other closest schools at Northaw and Newgate Street take a cohort of only 13 pupils per year. There is no secondary school. The nearest schools at Potters Bar and Chestnut are a car journey away. The secondary schools are massively oversubscribed, e.g. Goffs Academy had 800 applicants for 240 places. The new houses do not fall within the current catchment area of any of these 'local' schools. The GP surgery in Cuffley is a part- time offering. It is shut on Wednesday and Friday afternoons, with the Goffs Oak surgery the alternative. Public transport links are poor from the proposed site and Goffs Oak is up a large hill and a long walk away. Problems with already inadequate transport are outlined above.

During this pandemic I have come to appreciate the Green Belt around me more than ever before. It is beautiful and admired. It is used by Cuffley residents for exercise and as a tonic to our mental health. Its protection is of importance to all of us.