

Objection to 14 homes on a portion of the Wells Farm site at Northaw Road East.

I wish to object to the planning application that has been submitted for 14 homes on a portion of the Wells Farm site at Northaw Road East. The reasons why I am objecting are as follows:

1. The development in the Green Belt (this whole area is one of the highest levels of Green belt grading which inspector has already identified and advised it is an area to be taken out of the Local Plan))
2. It's a development that is physically removed from the village of Cuffley
3. There is no defensible Green Belt boundary
4. There are no 'very exceptional' circumstances to justify removal from the Green
5. Belt
6. Traffic issues

In addition, I note the Inspector when looking at the old Local Plan before taking this area out of the local plan made the following observations in his provisional report.

- The village of Cuffley is not in a very sustainable position to the rest of the borough
- Traffic is a significant issue and there are no clear mitigation plans.
- Cuffley has a disproportionate amount of development compared to similar villages

Lastly I live at 2 Waterworks Cottages Northaw Road East , the old Water Board site that overlooks Wells Farm in the distance (currently a very rural pleasant view with its old farm wooden buildings) . Being so close to the development.

Two years ago we applied for planning permission for a small extension and a loft extension, it was refused on the grounds of being on that it is one of the highest levels of Green belt grading We have since had various conversations with the planners but they still say no to our application as it is on green belt.

So if the planners have already identified that we cannot do a small domestic extension, because we are on green belt, this definitely means Wells Farms that occupies the same type of green belt area and is not Brown Fill . So as well as the planning department having already taking this area out of the LDP, you have also set another precedence in terms of other buildings in the same area not being able to develop their properties further in this green belt area, even in terms of a small domestic dwelling.