

Dear Sirs

RE: COLESDALE FARM APPLICATION 6/2019/0882/OUTLINE

I have been made aware of this planning application in a Green Belt area between the villages of Cuffley and Northaw. I stress that this is Green Belt land unconnected to either village and sits at the point of a major traffic junction in this area.

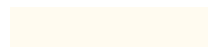
I firmly object to the building of 38 dwellings on this site because:

1. Island developments such as this are against national planning policy. There is nothing special about this site that excludes it from the national planning policy.
2. The application is full of incorrect claims and statements. There is not a regular bus service and it is not within reasonable walking distance from:
 - o neither local station and in fact the walk to Crews Hill station is treacherous as there are no footpaths for almost all of that journey!
 - o Local shops
 - o The doctors surgery in Cuffley
 - o Secondary schools (the nearest being in Potters Bar, Brookmans Park & Cheshunt)
3. Even if the site were not at a major local traffic junction, the extra traffic caused by the construction operation and the future residents (including their regular delivery vans no doubt) will make local overloaded roads that much worse. BUT the site being at a major local traffic junction will cause major problems with local traffic flow, particularly at peak times where the queues of traffic are already ridiculous. One day this week, the queue from this junction went all of the way back to the roundabout at the Enfield end of Clay Hill. Just mad!!
4. Apart from roads, the other infrastructure (adequate water, electric, gas, etc supplies) is not in place for a development of this size and the application contains no solution to this.

I have to continue by saying that approval of this plan would without doubt create a precedent for further similar developments in our area which would entirely alter the character of the two villages and their surrounds. I'm not a NIMBY person and accept that housing is needed in our borough and the country as a whole. But this is not a sensible site for such housing.

I urge you to refuse this application.

Yours sincerely


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