

From:

Date: 23 May 2019 14:21:46
Importance: High

Dear Planning,

We OBJECT to the planning detailed below.

Kind Regards,

Date: 12 May 2019 at 13:17:13 BST

COLESDALE FARM APPLICATION 6/2019/0882/OUTLINE

The above application has been submitted to Welwyn Hatfield Borough Council. The intention is to build a total of 38 dwellings **in the Green Belt** on land adjacent to the Colesdale Farm dwelling at the junction of Northaw Roads West and East, and Cattlegate Road. It is claimed that affordable housing would make up about 30% of the development.

This is the most important individual application to date. The location provides the starting point to join Northaw and Cuffley together. If the application is approved (by Councillors who do not live in Northaw and Cuffley) I doubt if we could prevent further developments on both sides until there are no green fields left. If the application is refused it would have minimal impact on the drive to reach the Borough target.

Other points worth listing (in your own words) are:-

this would be an "island" development which is against national planning policy.

there are no "very special circumstances" to justify developments in the green belt as detailed in the National Planning Policy Framework.

there is minimal infrastructure to support the proposed development -contrary to what is claimed in the application the bus service is nothing like regular, walking to either Cuffley or Crews Hill stations would be quite arduous and, in the case of going to Crews Hill, dangerous as there are no footpaths for virtually the whole journey.

nearest secondary schools are some miles away at Potters Bar, Brookmans Park or Cheshunt, almost certainly requiring the use of cars to get there.

nearest shops are in Cuffley village also requiring the use of cars due to the distance and potential weight of shopping.

38 dwellings are likely to mean at least 60 vehicles coming and going at one of the busiest junctions in the area, where there have been several accidents and, as most residents know, there are massive queues at peak times almost every weekday.

Kind regards,

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