

Application ref: 6/2020/3451MAJ

Wells Farm Northaw Road East Cuffley Potters Bar EN6 4RD

Objection to the above application for development within the Green Belt which clearly will become the first phase of development on the surrounding land where there is no defined boundary which will cause much harm to the Green Belt with no special circumstances for such development and will have a detrimental visual impact on the openness of the countryside and agricultural land and the loss of wildlife. The subject site and any future development on the surrounding land will obviously add more pressure on the already overloaded major road the B156 at peak times which will have the burden of also carrying the traffic from over 1000 extra houses to be constructed in Goffs Oak. The B156 has not changed over many years and is the busy cut-through linking Cheshunt the A10 and beyond and Potters Bar in the opposite direction and all too frequently acts as a relief road when incidents occur on the M25 causing gridlock and chaos. The proposed development will only add to these traffic problems and would be a hazard for vehicles accessing and leaving the site, even though there is the possibility of the 30mph signs being moved vehicles moving after peak times do not adhere to speed limits as can be clearly witnessed during current times. There is already a serious pollution problem countryside let alone Green Belt being swallowed up for development which will be the case here and it has been recognised this is a silent killer.

This development is outside the settlement of Cuffley and vehicles will be used to access amenities within the village location particularly if shopping. The doctors surgery is overloaded although it now closes on a Wednesday and Friday afternoons although it does have longer opening hours or patients have to visit Valley View surgery in Goffs Oak which is too far to walk - the Doctors are at breaking point. There is only one primary school and vehicle movement will be required for access further afield for senior schools. There is very little available employment in Cuffley and removal of even the small amount of employment on the subject site is unacceptable as again vehicular travel will be required to access employment elsewhere. The trains from Cuffley are over capacity as are local car parking facilities. There are no trains connecting from Cuffley to Welwyn Garden City where our Borough Council is located. Although it may be said there are bus stops it is not the case that the minimal bus service is at all frequent more likely non-existent.