

Dear Sirs,

Wells Farm Northaw Road East Cuffley Potters Bar EN6 4RD – 14 Dwellings

I have read the report produced for the DMC Meeting on 27th July and would like to **repeat my objections which are the views of a large majority of my neighbours who care about this community.**

- 1) **Background:** The objections raised by residents in the lead-up to the DMC meeting in September were strong and are still valid, **particularly high harm to Green Belt land which would have no boundary and would therefore be unprotected from future applications;** removing the questionable view of one Councillor left the Committee split 50:50.
- 2) **In spite of the strength of opinion from people who actually live in this area, it seems that the DMC will keep reviewing the decision until they get the answer they want.**
- 3) **Objections to increased traffic and road infrastructure:**
 - a) **The Inspector has admitted in the past that “there is a clear problem with traffic in Cuffley”.** And yet the current development of 120 Bellway Homes by King George V Playing Fields, granted permission by Welwyn & Hatfield in March 2023, will give access to at least 200 more cars onto Northaw Road West just yards from the Wells Farm site.
 - b) **Hertfordshire Highways agreed that the road infrastructure cannot sustain more development.** Whenever there is a problem on the M25 traffic pours through Cuffley and Northaw causing traffic jams on Northaw Road West, Coopers Lane and Cuffley Ridgeway, raising concerns about safety and access for emergency vehicles to the villages.
 - c) The DMC states that bus stops and the railway station suggest that the location of more houses could enable successful encouragement of more sustainable means of travel. **The Station Car Park at Cuffley is currently frequently full.**
 - d) **Trains into London are already operating at capacity**
 - e) **The bus service is totally inadequate**
- 4) **Objections with regard to Health and Education Services:**
 - a) We regularly wait two weeks and more for a telephone appointment with a GP or for a blood test appointment. The current GP and A&E provision is totally inadequate. Additional pressure from more residents is unacceptable.
 - b) The local schools are at capacity. The influx of more families into the area will increase these problems.

In summary, HS 28 – 121 homes already granted, with access for 200 cars onto the same road just a few yards away. HS30 = 14 dwellings opens the flood gates for hundreds more to the north = Inappropriate increase in population for Cuffley

Yours sincerely,

[REDACTED]

[REDACTED], 20A Vineyards Road, Northaw, Potters Bar, EN6 4PA