

Application ref: 6/2020/3451MAJ

Wells Farm, Northaw Road East, Cuffley, Potters Bar, EN6 4RD

I have previously objected to this application and do so again and have noted it was originally justly refused. It is an utter disgrace what has been going on and that a second hearing was called for reasons best known to the Council and was then approved by a greater number of Councillors that originally voted which is odd I wonder what made them change their minds which is very unusual that it was not only by one. All this odd behaviour lead to a Judicial Review and a third hearing is now to take place. All this is not transparent and open and the Councillors need to take account of their actions.

This development is within the Green Belt which clearly if approved would become the first phase of development on surrounding land where there is no defined boundary which will cause much harm to the Green Belt with no special circumstances for such development which would have a detrimental visual impact on the openness of the countryside and agricultural land and the serious loss of wildlife habitat.

The subject site and any future development on surrounding land will add more pressure on the already overloaded major road B156 which has the additional burden of carrying traffic from over 1000 new houses being constructed in Goffs Oak. The B156 has not changed nor can be changed over many years and is a busy cut through linking Cheshunt, the A10 and beyond and Potters Bar in the opposite direction and all too frequent acts as a relief road when incidents occur on the M25 causing gridlock and chaos. The proposed development will only add to these problems and be a hazard for vehicles accessing and leaving the site particularly now there is a large development on the south side of the road close by. Vehicle movement after peak times do not adhere to speed limits no matter how many signs there are which can clearly be witnessed. There is already a serious pollution problem countryside let alone allowing Green Belt to be swallowed up for development which will be the case here is already recognised as the silent killer.

The schools and doctors surgery are at capacity, there is no senior school. No trains go from Cuffley to Welwyn Garden City where our Borough Council is located and trains are already overloaded during the rush hour and Cuffley car parks are full.

What I have outlined above the Councillors are fully aware of and I sincerely hope they will look to the future and come to their senses and refuse this application as they did at the first hearing.

A large black rectangular redaction box covering the signature area.

18 July 2023