

I wish to object to this latest proposed housing development at Well Farm amounting to some 744 houses in four phases. The sheer number of dwellings being proposed is too big to comfortably be assimilated into the village of Cuffley and will if given approval result in a good deal of anger amongst local residents. My principal reasons are: there are no 'very exceptional' reasons to withdraw this land from the green belt – during the local plan consultation the inspector noted that Cuffley has a disproportionate amount of development compared to other villages. The site itself is physically removed from Cuffley village and would likely result in lots of short car journeys to and from the site. This is an island development situated as it is between Cuffley and Northaw villages. As such there is no defensible green belt boundary which could see the disappearance of all green belt between Cuffley and Northaw. The healthcare infrastructure is poor in the area meaning that getting a suitable GP appointment is already difficult and made worse by additional housing developments such as the new Goffs Lane development and by this proposed development. Traffic - new houses in Goffs Lane/Hammondstreet being built (up to 2000 in total) now will generate additional traffic resulting in more pollution in the village and additional queueing at the junction of Northaw Road East and Cattlegate road. In conclusion this proposed new housing development (four phases) at Wells farm is disproportionate and unsustainable and should be rejected.