

COLESDALE FARM APPLICATION 6/2019/0882/OUTLINE

I object most strongly to this planning application to build 38 dwellings in the Green Belt. There are no “very special circumstances” to justify developments in the Green Belt as detailed in the National Planning Policy Framework. Furthermore this would be an “island” development which is against national planning policy. I am also aware that there is a Bill awaiting debate in Parliament to restrict Councils’ ability to de-designate areas of Green Belt. The debate was postponed recently, probably due to the extra time being allocated to BREXIT.

If this application is approved it would provide the starting point to join Northaw and Cuffley together completely destroying the nature of the two villages. I understand there is pressure to build more houses in the Borough but greater numbers can be added onto the towns without such damaging effects. The towns would remain towns whereas adding significantly to the villages changes their character forever.

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. The nearest secondary schools are some miles away at Potters Bar, Brookmans Park or Cheshunt, almost certainly requiring the use of cars to get there. The nearest shops are in Cuffley village also requiring the use of cars due to the distance and potential weight of shopping.

Adding 38 dwellings would be likely to mean at least 60 more 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.

With my wife I came to Cuffley in and have lived in the village ever since. the part of the journey home that I looked forward to most was the last few miles travelling between the lovely countryside, whether on the train, on my scooter or in my car. I do not want to see all those green fields disappear due to building developments.

I am appalled at this application and urge those responsible to refuse it. This would have minimal impact on the overall target for the Borough. If allowed, it would have a catastrophic effect on the two villages of Northaw and Cuffley.

6 Highfields
Cuffley
Potters Bar
Herts
EN6 4EL