

Cuffley is a rural location and is serviced by relatively few through roads. The roads are generally narrow, single carriageways that have relatively poorly maintained road surfaces.

- Roads.
 - The roads around Cuffley and Northaw are already blocked each morning and evening and the additional cars associated with the proposed dwellings will make this disproportionately worse.
 - M25. When there is a problem affecting the M25 between J24 and J25 traffic is through Cuffley and Northaw. This occurs several times a year and each time the B156 becomes almost impassable. The addition of such a large number of dwellings with their associated cars and need to travel will give rise to significant problems.
- Trains
 - The trains between 07:20 to 09:26 have standing room only (at Cuffley) and have no available space from Grange Park. The addition of so many new dwellings will give rise to a large number of additional commuters. There is no capacity for these additional commuters. Tempers already flare at commuting times and further frustrated travellers will give rise to significant problems.
 - The evening trains to Cuffley arriving over the period 17:00 to 21:00 have the same issue.
 - Weekend services are also at capacity for all of the day.
- Station Car Park. Cuffley Station car park operates at capacity so there is nowhere for new commuters to park. Additional vehicles cannot be accommodated. There is no solution to where people can park.
- Proposed Health and Leisure Facilities. These would further compound the traffic problems on the roads approaching the site.

If such a development were to go ahead significantly additional road building, road upgrading and road maintenance and significant upgrade to the Hertford North line and stations and car parks would be required.

Such development would tear apart the rural, Green Belt nature of the area and give rise to an unacceptable cost to the tax payers of Hertfordshire

- Out of proportion to the area (a village in Hertfordshire)
 - Disproportionate. Cuffley is a village of around 1,800 dwellings. An increase of this magnitude is totally disproportionate.
 - Appearance. Northaw is a rural village surrounded by farmland. The proposed site is a beautiful rural area hill which we need to protect for future generations. A high density development on this site, particularly one of the proposed size, will transform the character of Northaw to be an urban extension to Geoff's Oak. This will be a material loss of quality of life for all residents and those traveling through.
 - Potters Bar, Enfield, and Geoff's Oak, Hatfield, Borehamwood etc... there is no need to construct more here and their existence would only further compound the traffic problem.

- The proposed development is not-sustainable

The existing facilities are insufficient.

- The Primary School will not be able to absorb the increase demand for junior school places.
- There is no secondary school
- The nearest secondary schools are not within walking distance.
- Cuffley doctor's surgery cannot cope with patient demand and has been split between Cuffley and Goff's Oak.
- There is currently congestion at Tesco's and by the Co-op which cause problems traffic.

The residents of the proposed settlement will need to make car journeys for every aspect of their everyday lives. This will make existing problems much worse.

- Not consistent with National Policy

The site has no natural boundary and with time is likely to extend

This will further compound the issues highlighted earlier.

The land is part of London's Green Belt and as such is a beautiful green area that is used by cyclists, walkers and a relief for everyone traveling through it between the built up areas of Geoff's Oak, Potters Bar and Enfield that surround it.

The land is currently used for agriculture, car boot sales and occasional travelling circuses. The proposed site provides a significant recreational resource. This would be lost were the proposed dwelling go ahead.

The case for the loss of this has not been made and is certainly not in the interests of the residents or those in neighbouring towns.

Lets protect this land also for our wildlife the animals that live in the surrounding woods and fields

Our Green Belt is precious in Northaw and has provided us with respite and Calm

We need this more than ever for our mental health which has become a big issue in our lives and our childrens lives