



## Planning and Development

Your Ref: S6/2015/1342/PP  
My Ref: n/a  
Extension: 5795  
Please ask for: Camille Rantz Mc Donald  
Date: 16/07/2021

Mr Christopher Dale  
Head of Planning  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
AL86AE

Dear Mr Dale

### Residential development of 121 dwellings on Land to the north east of King George V Playing Fields, Northaw Road East, Cuffley,

In respect to the above mentioned planning application Broxbourne Borough Council would like to raise the following points:

#### **1. Cumulative impacts on B156 in Goffs Oak**

Broxbourne Council's transport modelling indicates that the junction of Newgatestreet Road and Cuffley Hill is a 'pinch-point' which is located at the centre of the village of Goffs Oak. The junction lies just 1.3 miles from the development's principal access entrance. It is set to experience a large increase in traffic volumes due to its proximity to a number of residential Local Plan site allocations. Therefore, Broxbourne Borough Council requests that additional modelling be undertaken to understand the development's impact on the Newgatestreet Road and Cuffley Hill junction. If necessary contributions towards highways mitigations within Broxbourne will be sought.

#### **2. Impact on primary school places in Goffs Oak**

The adopted Broxbourne Local Plan outlines an intention to expand the capacity of Woodside primary school in order to accommodate the needs arising from the expansion of Goffs Oak. If there is insufficient primary capacity within Cuffley to accommodate the development, the feasibility of further expanding Goffs Oak to 3FE would need to be explored, and if necessary financial contributions secured from the development in order to facilitate such an expansion.

Please let me know if I can be of any further assistance,

Yours sincerely,



Planning Policy Assistant,  
Camille Rantz Mc Donald

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**Stay 2m apart, wash hands regularly, wear a face covering.**

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