

**83 Greenfields
South Drive
Cuffley
Hertfordshire
EN6 4HW**

Planning
Welwyn Hatfield Council
The Campus
Welwyn Garden City
AL8 6AE

6 August 2021

Dear Sirs

Objections to Application S6/2015/1342/PP

Following your letter dated 20 July 2021 but only recently received, I would like to object to the above application on the grounds of inaccuracies in the plans and unsustainable assumptions.

I detail below the grounds for objection:-

Section - Site Description and Characteristics.

Paragraph 2.2 states the site is very close to the M1. In fact the M1 is nowhere near.

Paragraph 2.4. To the north of the site is not just a residential development but is a sheltered housing scheme which supports elderly residents and stretches from Cuffley School the entire way to Northaw Road East along the northern edge of the proposed development. This sheltered housing has communal facilities at its centre including a social hall and central laundry room.

Any planned cycle route through the middle of the sheltered housing would prove dangerous to elderly and infirm residents moving around Greenfields.

If a footpath/cycle way is required from the school to the playing fields then make this route start from the school grounds and not divide a sheltered housing site.

The southern boundary is of major historical importance in that this tree lined route and the mature oak trees date back to the time when King James I acquired Theobalds Palace in the 1600's and expanded the parkland. The wall which was built around this extended estate ran in a curve around what is now the playing fields and then across the bottom south eastern corner of the proposed site.

The tree lined avenue, now part of the Hertfordshire Way, was actually the King's private access from the Palace estate out onto the hunting grounds of Northaw Common and to the Kings Well for taking the *Medicinal Waters*.

Section - Assessment of National Planning Policy

In Paragraph 4.27 there is reference to assessment of traffic impact. This has obviously not been fully researched as the additional traffic generated by 121 new dwelling would create even further problems in and around Cuffley.

At certain times every day, traffic is stationary along Northaw Road East, often from its junction with Cattlegate right through Station Road and then up Cuffley Hill.

This has obviously been ignored or any survey has been conducted in the middle of the night or at some previously researched quiet time.

Paragraph 4.38 refers to Green Belt Release being helped by improvements to the local bus stops. This is totally ridiculous as some years ago buses were reduced to just two services a day in each direction. Paragraph 7.16 also extols these baseless claims.

Paragraph 4.43 refers to ground water and it must be understood that for more than four months this year, parts of the proposed site were permanently under water and virtually impassable even by farm tractors.

Paragraph 4.50 is totally inaccurate in the statement that the Northern edge of the proposed site is of little wildlife interest.

Every evening at dusk, bats appear overhead from the chestnut tree in the northwest corner of the proposed site.

A fox has been living under the same chestnut tree.

Small birds nest all along the full length of the hedgerow

I know because I live there 24/7

Paragraph 4.55 - Just to re-iterate, the Hertfordshire Way along the south border and the possible underground remains of the Theobalds Palace wall in the south east corner of the site are of historical interest.

A large part of the wall was destroyed when the railway was built and it seems that, at that time in 1912, nobody cared about saving historic site for future generations. Hopefully times have changed and planning authorities now do care.

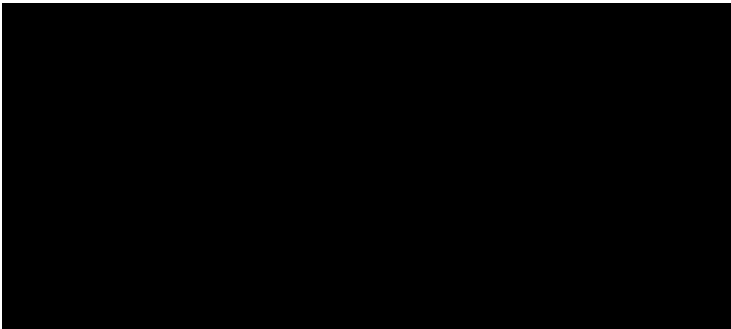
Attached is a copy of the map produced at the time of the Northaw Enclosure Act in 1804 and the proposed site is part of Lot 30.

What is now the Hertfordshire Way is shown between Lot 29 and 30 exiting through the curved line which shows the wall line around the Theobalds Park Estate.

In summary, there are too many inaccuracies, intentional or otherwise, for full planning to be considered and many items including traffic and site access which must surely render any amendments invalid.

I would appreciate acknowledgement of the points raised.

Yours faithfully



LOT 35

J. Buckridge

Wells Farm

LOT 25

LOT 30

306

305

298a

Thrbalds Park

LL

26

LOT 29

longing to

Gravel
Pits

299

Sir Geo Prescott B^t

303

301

LOT 28

21
302

300

Little Gate Lodge

307

To Eastgate

300

E L D