

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/W1905/W/22/3300254**

#### DETAILS OF THE CASE

Appeal Reference APP/W1905/W/22/3300254

Appeal By COUNTRYSIDE PROPERTIES (UK) LIMITED AND LANDOWNERS

Site Address  
Fairmead & Rosemead Nurseries  
Cuffley Hill  
Goffs Oak  
Herts  
EN7 5HB  
Grid Ref Easting: 531814  
Grid Ref Northing: 202987

#### SENDER DETAILS

Name MR SCOTT WILKINS

Address  
2 Edward Close  
Goffs Oak  
WALTHAM CROSS  
EN7 5FD

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence

Other

### **YOUR COMMENTS ON THE CASE**

The construction of in excess of 50 dwellings on the Fairmead site, off Cuffley Hill will negatively impact the area in numerous ways. The area proposed for the dwellings is a natural habitat for many flora and fauna. We regularly see muntjac roaming the area in addition to many birds and squirrels. The Borough of Broxbourne is already removing the natural habitat of the native wildlife with the excessive amount of new build that are currently in progress in the area.

Secondly, the addition of these dwelling will create further congestion on Cuffley Hill. This is already subject to vast amounts of traffic due to there only being one through road from Goffs Oak to Cuffley. This will create a hazard to the local residents who already find it very difficult to cross the road as a pedestrian or on a bike or indeed pull out from the adjoining roads in a vehicle. Currently, there only needs to be a morning delivery to the Tesco Express or Co-Op and the whole village grinds to a halt. The proposed new dwellings will not only be dangerous during construction phase but it will irreversibly further increase general traffic to the area when we should in fact be looking to reduce this.

Furthermore, with the amount of building projects already underway in the area, what was once a lovely village location is quickly turning into one huge estate giving the feel of a concrete jungle. The local amenities and services are already under extreme pressure, with it being difficult to get dental and doctors appointments. The proposed addition of 50+ dwellings will further negatively impact and already dire situation.