

25 Robinson Avenue
Goffs Oak
Herts
EN7 5NY
10th September 2021

Ref: 07/19/0200/F
Erection of 58 dwellings - Fairmead 90 Cuffley Hill, Goffs Oak, Hertfordshire EN7 5EX.

Dear Sir/Madam

As residents of Robinson Avenue where we back onto this site and therefore would be immediately affected we would like to reconfirm our very strong objection to the above resubmitted planning application.

In the published Design & Access Statement Addendum - August 2021, about the number of planned dwellings you state:

"The scheme exceeds the 'approximate' number of dwellings as set out in Policy GOS of the Broxbourne Local Plan 2018-2033 (2020). The wording of the policy is clear that the number of dwellings for the allocation is an approximate figure."

I don't think anyone could consider an increase of 123% from 26, the 'approximate' count stated in the Local Plan, to 58 dwellings anywhere in the region of 'approximate' and therefore the number of proposed dwellings clearly goes against the Local Plan.

Cuffley Hill is currently very congested during rush hour. I find it strange that the Transport Statement R01B December 2018 states that the 58 dwellings would only add 21 additional cars to this traffic. This is a site for which you are building 155 parking spaces for the residents. The Travel Plan Statement R02A October 2019 states that 63% of residents would be expected to drive to work. At capacity, that puts the number at nearly 100 additional cars for this site alone who would pull out into an already very busy road. A bit different from the previously stated 21. It is hard enough already to exit onto the main road from Robinson Avenue. Now we will have 2 more immediately adjacent exits onto this road from the Fairmead and the Edwards sites.

I would like to highlight that this is not the only planned development in our locale with multiple additional developments including the already developed CG Edwards immediately adjacent to this development, a very large development on the former Inex Nursery (Ref: 07/19/0160/O) less than ½ a mile away on the same road, a development opposite that on the former AJ Tyres site, with further developments all over the immediate area. Has the cumulative effect of all the developments to the traffic congestion and infrastructure been considered?

There is no evidence of improvement on the already stretched supporting infrastructure such as schools, health, water, sewers, gas, electricity services. Has the cumulative effect of all the developments to the infrastructure been considered?

The Fairmead site is in the Green Belt, and I can see no evidence of an exceptional circumstance to change this to allow for development.

Currently this is a very quiet and private environment with no light ingress from the rear. This development will greatly change that and affect the standard of living.

If the development is to proceed in any form, we would like to see the retention of the trees along the rear boundary of the houses on Robinson Avenue and a low/timed lighting policy will go some way to alleviating the effects of the noise & light pollution.

We would also to see the permitted development rights be withdrawn to ensure any future changes, e.g., lofts, which could greatly affect our privacy would require additional planning permission.

Again, if the development does proceed it will take a significant amount of time to complete with what must be assumed would be significant noise, dust and dirt and associated traffic from the developers and the machinery involved. What provisions will be made to minimise disruption,

especially during rush hour and at weekends. What provisions will be made to make the site as quiet as possible.

In summary we strongly object to this proposal.

Yours Sincerely

Mr J & Mrs S Cairns
25 Robinson Avenue