

Jill Riley

SDI

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From: [REDACTED]
Sent: 14 July 2015 10:10
To: Planning
Subject: Objection to S6/2015/1061/MA
Attachments: objection.pdf

PLANNING
DEPARTMENT
14 JUL 2015
RECEIVED

Dear Sir/Madam,

Please find my objection letter to the proposal to build a private hospital in the vicinity of my home.

1061 S6/2015/1061/MA
Plot 6000 Hatfield Business Park Hatfield AL10 9UA Erection of a private healthcare facility (use Class C2), to include car/cycle parking, boundary treatment, landscaping, lighting and access.

Please also review the videos I have posted on YouTube showing the traffic problems on Hatfield Avenue which will only be made even worse by the development (the files were too big to attach to this email).

<https://youtu.be/NgISWuTHfok>
<https://youtu.be/Fz-eU4tpM1Y>
<https://youtu.be/D4htZsVjQgM>

Thanks for your time,

P.

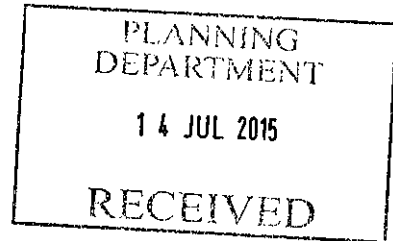
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To: Planning Applications
The Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE



From: Dr P Schooler
114 Campion Road
Hatfield
AL10 9FT

Subject: 1061-S6/2015/1061/MA
Plot 6000 Hatfield Business Park Hatfield AL10 9UA
Erection of a private healthcare facility (use Class C2), to include car/cycle parking,
boundary treatment, landscaping, lighting and access

Objection: Already gridlocked traffic at evening peak times.
Inadequate parking provision leading to overspill into residential streets
(exacerbating an existing problem).
Sirens and blue flashing lights of emergency vehicles causing noise and light
pollution.

14th July 2015

Upgrading of Surrounding Roads or New Roads Required

In general, I am not convinced that the existing infrastructure of the Business Park is fit for purpose and the proposed new development of a hospital should not be granted permission until these issues are addressed.

Traffic is regularly backed up on Hatfield Avenue, Gypsy Moth Avenue and Mosquito Way at evening peak times. There is queuing traffic almost every week day on Hatfield Avenue, from Comet Way all the way back up to the Campion Road roundabout and sometimes beyond that toward Computacentre and Campion Road. Please refer to videos I have posted on YouTube for your reference (links in the accompanying email). One of them was recorded outside of my house (at the roundabout on Hatfield Avenue where it meets Campion Road and Gypsy Moth Avenue) as an example of how bad congestion can be. I would estimate that it is as extreme as this at least once in every ten working days. All three clips show how bad the traffic already is and the proposed development will just add to it.

I am agreement with the Highways Agency that there will be a negligible effect upon the A1M of the proposed development but I would like to point out that it can take as long as 30 minutes to travel from Campion Road to A1M J4 at evening peak times which, at other times is less than a 5 minute journey (it can be walked faster than driven at times!).

Inadequate Provision for Parking and Existing Problems with Business Park Workers Parking in Residential Streets.

My strongest objection is to the inadequate provision of parking for the proposed development. I am totally unconvinced that the provision of 122 parking spaces is sufficient for the intended purpose of the plot especially when shift changeovers are considered. This will lead to hospital staff and hospital visitors displacing residents from the streets outside their homes as Goodman do not tolerate parking on Business Park roads. **Unfortunately Goodman do not seem to have a good track record of estimating the required number of car parking spaces for their developments: Why are workers from two of their developments in the Business Park parking in Campion Road? Why are their car parks often so full despite claiming sufficient parking provision in their planning applications?**

I would urge Goodman to reconsider the application and use all of Plot 6000 to provide sufficient parking instead of (presumably) trying to shoehorn in another development into the remainder of the plot (6020). I would also urge Goodman to be a good neighbour and consider constructing a general car park for the Business Park to accommodate the anti-social vehicle overspill on to residential streets that already exists and not to make it any worse by being mean on parking space provision in their proposal to build a new hospital.

Additional Noise and Light Pollution.

Emergency vehicles should be required to turn off blue lights and sirens in the vicinity of the proposed development.

General Comments

Despite broadly welcoming the development I believe there are several issues regarding the surrounding road network and proposed parking provision that must be addressed before this application should be approved.

I also note that as this is a private hospital, there will not be any tangible benefit for the local community despite the potential noise and disruption costs paid by its neighbours.

Thank you for taking the time to read my objections.

Paul.