

PLOT 5000, HATFIELD BUSINESS PARK

Reference: 6/2017/0624/MAJ

OBJECTIONS:

1. My main reason for this is that it does not seem to take account of the fact that its south west boundary adjoins a residential area which forms part of the Business Park. The concept of the Business Park was to bring together residential, office and industrial use to complement each other and as far as possible to be in keeping with and to take account of these very different usages and design specifications. This is most important when the usages differ on development sites that share a common boundary, as they do in this proposal. Consideration is needed, in my view, to blend or soften the impact of the very different usages to ensure the developments are in keeping with each other and do not have a negative effect by transforming the amenity of existing developed areas. This is usually achieved by taking into consideration the scale, i.e. height and length, of the buildings and also by extensive landscaping. None of these issues seem to have been taken into consideration as regards this proposal. This is especially the case on this south west shared boundary. The proposed development seems to aim to be the largest in terms of height and length and to be as close as possible to the boundary with virtually no landscaping, so it will be the most obtrusive it can be and have the greatest negative impact on the adjoining residential and school developments.
2. The access to this proposed development is close to an already busy roundabout which is the main access to this prime residential area of the Business Park and is also a bus route. This roundabout is already very congested at rush hours and school drop and pick up times and the additional 40+ commercial vehicles and up to 100 staff cars needing access to the new development are bound to cause additional congestion. This will result in increased traffic delays as well as increased noise and air pollution, certainly not a good outcome so close to a primary school that is I understand a flagship eco-school for Hertfordshire.
3. A large proportion of the proposed building is described as being for production. This will presumably involve some form of plant and machinery. Any such investment to operate efficiently usually needs to be run virtually 24 hours a day. This is not stated to be the case in the proposal but if it has the potential to do so in the future this will mean production noise, activity and traffic movements round the clock which will not be conducive to maintaining a residential environment.

Other comments:

I would consider what would be more appropriate is warehousing and office usage but on a smaller scale with well thought out to include landscaping – embankments, fences, trees shrubs etc. along the south west boundary and traffic accessing the site further away from the present roundabout, even perhaps to the same access as the IO Centre.