

**Welwyn & Hatfield Council Planning Department
Case Officer for Application # 6/20231/1664/FULL
The Campus
Welwyn Garden City AL8 6AB**

**Household Residents at
20 Pine Grove,
Brookmans Park
Hatfield
Herts AL9 7BS**

5th September 2023

Dear WHBC Planning Department,

**Ref: Objection against Planning Application: 6/20231/16641 FULL –
Proposed development at Chancellors School, Pine Grove, Brookmans Park AL9 7BN**

We refer to another planning application by Chancellor's School which we object to in the strongest terms for the following reasons:

1. No Public Consultation of Pine Grove residents by Chancellor's School or WHBC Planning

Application # 6/20231/1664/FULL has been made covertly with no public consultation whatsoever. The disrespect by the Head of Chancellor's, the developer and WHBC to not hold a public consultation with Pine Grove residents after all the past promises from previous Chancellor's School expansion applications is astonishing.

These are the recent words of the **WHBC Senior Development Management Officer** in response to one of the Pine Grove residents who was aghast at the fact that Chancellor's School has made another expansion application without any public consultation:

"Thank you for your email, the content of which is noted. Given the extensive and complex history on this site, I would like to speak with officers who have previously dealt with applications at the site, before responding fully. I aim to get back to you by the end of next week."

2. Collective failure by WHBC, the WHBC Planning Committee, Herts County Council and the Highways Agency to resolve the many year's ongoing issue of a Zero Traffic Management Plan in Pine Grove to meet the needs of Chancellor's School

The simple facts are that Chancellor's School is sited in a cul-de-sac or no through road.

Pine Grove has no redeeming traffic flow and simply cannot keep on absorbing the traffic density twice a day or when the school has an event without traffic chaos ensuing and the negative impacts that manifest from this.

WHBC Planning Committee and Herts County Council have **not honoured** the WHBC Planning Decision at the last Chancellor's School Classroom expansion Application that it would be accompanied by an **integrated Pine Grove Traffic Management Plan**.

- Repeat – the Traffic Management Plan has never been honoured by WHBC, WHBC Planning Committee or Herts County Council.

The traffic congestion caused by the last expansion of Chancellor's School was signalled well in advance by Pine Grove residents, who provided sound estimates of increases in car numbers and car journeys to the WHBC Planning Department, Planning Committee and Local Councillors and Local MP. *The excessive traffic load continues to place at risk the safety and wellbeing of school children, passengers and residents.*

Please see attached typical photos at the end of this letter which the Planning Department, Planning Committee, Local Councillors and Local MP have all seen before to illustrate this material point of objection.

3. The last expansion of Chancellors School attracted a record number of objections:

These objections were ignored by the WHBC Planning Committee and WHBC to resolve known and well documented risks. The Local MP at least made a personal visit to see with his own eyes the chaos that ensues and his subsequent efforts to have some extra parking spaces provided was appreciated.

But Pine Grove is at capacity and cannot sustain another x4 new classrooms which means another circa 120 extra students. The rationale that Hatfield is at 'capacity' has more to do with *poor advanced planning by WHBC* to provide school facilities in locations that have proper access, do not generate pollution, do not require excessive local car journeys or place the safety of school children and residents at risk.

4. Traffic Congestion and Infrastructure challenges exist in surrounding roads not just Pine Grove:

Application 6/20231/1664/FULL should be rejected on the fundamental issue that another four classes will generate an additional 200-250 car journeys a day in Pine Grove **and the surrounding areas**.

There are severe infrastructure and safety risks not just in Pine Grove but also on the A1000 and surrounding roads such as Bell Lane. School parents gather on the A1000 side roads at drop-off and pick-up times such as Bell Lane to by-pass the chaos that ensues in Pine Grove during those times.

*The previous Chancellor's School expansion application survey **ignored** the congestion, long queues and traffic safety hazards that occur at school drop-off and pick-up times on these surrounding roads. To elaborate:*

- Additional cars emerge onto Bell Lane and onto the A1000 and cause massive congestion and disruption on this busy arterial road. Parents ignore these risks and place fast moving traffic in real danger by parking on grass verges, reversing and double parking on this A-road. It is a recipe for a fatality – God forbid.
- The A1000 is a busy road, with a 50-mph speed limit. It is exceptionally difficult and dangerous to cross, does not have suitable pavements on either side so making walking alongside fast passing cars very hazardous.
- Using Bell Lane as an alternative route is unsustainable as it is a narrow country lane and cannot cope with the extra volume of traffic.

5. Climate Change:

Application 6/20231/16641 should recognise the real threats of climate change and the fact that WHBC is itself investing millions in its wards and town centres to provide bicycle lanes, walking lanes and electric car charging facilities to reduce emissions and provide cleaner air to breathe. This is national and local government policy.

It is unclear what carbon mitigation measures are in place for this application and the increase in car journeys by the thousands every week that will ensue. No Net Zero mitigation measures are in this application.

6. Request for Some WHBC Planning Committee members to focus on their Statutory Duty – not political ideology

When the last expansion application for Chancellor's School was made and the objections heard by the Planning Committee, Pine Grove residential representatives warned of the chaos that ensues at least twice a day. Instead of listening to facts, Pine Grove representatives had to listen to patronising remarks from some members of the then WHBC Planning Committee that "we needed to support children become educated".

Fact: Most Pine Grove residents are families who have had or continue to house school children so we need not have any political ideological misdirection by certain WHBC Planning Committee members on this issue.

We request proper examination of facts not political ideological positioning.

In conclusion, as you can see from the many objection points WHBC Planning Committee should refuse this Application until such time that proper provision is made for:

1. A Pine Grove Traffic Management Plan that will work and mitigate the material children safety, road safety, environmental and congestion hazards that currently exist in Pine Grove, Bell Lane and the A1000 junction.

2. After this has been done and demonstrated to be successful only then should Chancellor's School, re-submit another application for expansion.

Yours Sincerely,

For and on behalf of Household at 20 Pine Grove, Brookmans Park, AL9 7BS

Attached: typical photos of the chaos that ensures without this Application being granted

