

From:
To: [Planning](#)
Subject: Hatfield - Application Ref : 6/2018/2768/Outline
Date: 29 November 2018 09:43:13

RE : Application Ref : 6/2018/2768/outline

To whom it may concern :

Following a request for feedback in letter dated 21 November 2018, please see my headline concerns and comments.

Headline Concerns

- 1 **Encroachment on Astwick Manor grounds** impacting its rural aspect – Astwick Manor is a Grade II listed development with WW2 history (so should not be boxed in adjacent to a modern development – look how rural it looks on Google Maps).
- 2 **Property Prices** - Concern that the closeness of the proposed development in its current form, will impact Astwick Manor property prices and its appeal to all. (One of the main reasons I purchased the house at Astwick Manor on 2014 was due to its rural feel, as I moved from London).
- 3 **Traffic** - A development will only increase Traffic to an already busy Coopers Green Lane with stationary traffic at times. (From a personal point, it can already take time to leave Astwick Manor and pull out onto Coopers Green lane due to traffic flow at rush hour).
- 4 **Potential for flooding** - as local roads already flood after extreme downfalls - and building on a field cannot improve the situation.
- 5 **Pollution & Noise on Completion** – This will increase for residents of Astwick Manor on completion of the development due to its proximity – (so in all honesty, no real benefit to me).
- 6 **Pollution & Noise During development** – The development is estimated to take years to build, so that's a lot of regular noise, building dust (on my cars and through open windows) and pollution for Astwick Manor residents for a very long time due to the closeness of the proposal 'in its current form' – and no benefit for anyone at Astwick Manor on its completion.
- 7 **Nature & Walks** – Building on this land will naturally impact wildlife and the locals ability to take walks though this open land. It's nice to be able to walk from your front door and take a walk on open fields.

Suggestion / Options

- 1 **Locate the "Village Concept" Elsewhere** - on land which is not located adjacent to existing dwellings/residents. Eg, do not build where shown due to the impact and concerns raised by locals surrounding this land.
- 2 **(a) Scale back the development** with less dwellings and create more space between

the proposal HAT2 and surrounding houses & Astwick Manor – **(b) don't build on the top section of land that sits adjacent to Astwick Manor Grounds and Coopers Green lane,** but landscape this part of land for recreation/walks etc to make the development look more appealing from the Coopers Green lane roadside and for Astwick Manor residents, and to preserve the rural aspect of this historic house and grounds.

I hope some of my thoughts / points on the matter help influence some improvements.

Kind Regards

Ken

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