

**REF: 6/2018/2768/OUTLINE**

**Proposed development at: Hatfield Business Park Hatfield AL10 9SL**

*(please confirm that the below email is received).*

**Letter for Planned Housing Development:**

**I saw the plans first hand at the open evening intro back on October for the development. And I have concerns with creating a development of this size, BUT NOT AT THIS SITE!**

Hertfordshire has very little open areas like this, close enough to the M25 which isn't intensively farmed, a golf course or managed parkland (which isn't always great for wildlife).

**Below is my objections to the development:**

- **Poor transport links, bus, rail, road.**
- **Great biodiversity on the site.**
- **Bad traffic, congestion on both main roads in the area.**
- **Site of the quarry, insecure site for children, noise, air and dust pollution a problem.**
- **Neither affordable housing or the type of housing that will help the local economy.**
- **Puts pressure on already cash strapped schools both Primary and Secondary.**

The transport links are poor, as I live close by and can firmly say the road links, bus links (since the 607 bus service was stopped to the two previous developments) and links to the railway station (bus stop unused in the galleria is just one example poor planning). As this development is even further away from the Town centre, Rail station and not sure how anyone moving the the area will commute to London or other towns in the area? This was not explained very well on the open evening.

The site as bad traffic already with both the Coopers green lane and Hatfield road extremely busy, narrow and overused. Both these roads during rush hour are grid locked, so with the extra workload of the building site and when the tenants and homeowners move in, how will they travel around?

Also a major concern is that a quarry has also be given planning permission right next to the development. Quarry sites are very dangerous for Children, but also can

be easily accessible. How will you keep a quarry site safe and secure, that's right next to home development with shops and a primary school?

I also regularly read up about new developments and many don't offer truly affordable housing and don't deliver good value for money to the local economy, especially large housing villages are far away from: Good rail links, town centres or Community areas.

The site currently in its semi arable, but open space has great for biodiversity that gets better every year, it's alive all year round. In spring there is an explosion of colour, including a spectacular bluebell site in the wood. Summer offers many rare species of wild flowers.

If you don't believe me, I've attached some of my amateur photos that I have taken of the site where they want to put in 1100 homes.

This location will also put pressure in the local communities and Schools that are already cash strapped, hard to get a child a place and are increasingly putting a strain on the council.

If we are going to tackle climate change and air pollution in the south east of England, it's to say no to this type of development...

In conclusion, I hope you agree that this site is unsuitable for development of this size, that puts extra pressure on the flagging infrastructure. Offers poor biodiversity and is destructive of one of the only green open areas of this size, That is also so close to Greater London.

Yours faithfully

Matt Cook  
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