

Reference : 6/2018/2768/OUTLINE

To Whom It May Concern,

I am writing to confirm my objection to the application for a large-scale mixed use development. My objections are as follows:-

1. As a local resident, I have not been informed or consulted on this proposed plan. The first correspondence I have received was the notice of Application, dated 21st November 2018.
2. I believe that the reduction of Green Belt Land and the effective removal of the Ellenbrook Country Park (contrary to the 106 agreement made in 1999) would have a significantly detrimental impact, particularly, but not exclusively to:
 - a. Wildlife : there is much wildlife that inhabits the Ellenbrook Country Park that would be lost should there be 1100 houses and other facilities built on that land.
 - b. Loss of leisure amenities : if both this mixed use development and the mineral extraction application go head then, for a significant number of years, there will only be a very small part of Ellenbrook Country Park accessible to the public. Given the volume of residents that use Ellenbrook Country Park for leisure, this would be a major loss to the area and residents, that could not be replaced by the current development plans.
3. The local area is already a high flood risk area; building this development will only exacerbate that risk and increase the likelihood of problematic floods.
4. With the proposed expansion East of St Albans and this proposed expansion West of Hatfield, there raises a high likelihood of the merging of Hatfield with St Albans. Green Belt land should remain between towns to avoid coalescence of urban areas.
5. The development is at a distance from both Hatfield and St Albans Rail Stations that will require car transport to access (ie, it is not located within walking distance). There is already a poor road infrastructure locally with high volumes of traffic combined with many iterations of road works. Whilst this issue impacts many local roads, it particularly impacts Hatfield Road, Sandpit Lane and Coopers Green Lane, all of which would be primary routes to access this development. In short, this development would add to an already intolerable level of traffic congestion – particularly when including the Mineral Extraction works mentioned previously.

Yours Faithfully

Helen Matharu