

## **Trust & S106**

My objection to the planning application for 1100 houses is that it is on land delegated to Ellenbrook Country Park. This Park was set up in an agreement between the Councils, HCC, WHBC, and St Albans, this was twenty years ago and still ongoing.

At the time of the original planning permission in 1999 it was made clear that as part of the overall development of the aerodrome site no further expansion towards St Albans should occur

The implementation of Ellenbrook Park as an important area of open space to serve neighbouring residents, as a visual amenity and as a significant ecological resource, is important and long overdue.

The Agreement provides for a programme of extensive landscape improvement of the Park. Following completion of the extensive establishment works it is intended that a lease of the land will then be granted to the Ellenbrook Park Trust which will be specifically formed to look after the Park and open it up to use by members of the public.

At the end of the maintenance period the Developer will grant a 125 year Lease to the Trust who will then be responsible for the management, maintenance and public access to the Park.

*27<sup>th</sup> February 2001*

A financial endowment to the Trust is in excess of 2.2M and has not been paid.

---

## **Traffic**

The planners provide only two entrances to the housing site. The north into Coopers Green Lane and the south into Albatross Way. Both junctions will cause a massive congestion into our already crowded road system.

Albatross Way is marked as high risk for impact of increased traffic and the proposal shows, in Chapter 12 of the Environmental Statement, that there is likely to be an increase in 12.4% of total vehicles with a 37.5% increase in HGV vehicles in the morning. Albatross Way it is right next to the university, to the sports centre for the university and a care home. The foot traffic on this road presents a high risk for road traffic collisions and a high risk to safety of pedestrians. This is also a road that can only be exit ed by buses currently. This either means that there will need to be the creation of an area for these vehicles to turn safely, or an opening of the route on Albatross Way onto the A1057, which currently is not in place to manage traffic flow and safety within this area. The opening of this access for construction vehicles onto the A1057 will therefore open the access to other road users, making the congestion along this already extremely busy road increase significantly.