

From:
To: [Planning](#)
Subject: Planning application 6/2019/0085/FULL - Chancellors School: Proposed Extension
Date: 31 January 2019 13:30:08

64 Pine Grove,
Brookmans Park,
Hatfield,
Hertfordshire,
AL9 7BW

Re. Planning application 6/2019/0085/FULL - Chancellors School: Proposed Extension and the Resulting Impact this will have to the surrounding area and its residents.

I am writing as an Pine Grove resident to object strongly to the above planning application.

This planning application would impact economically, socially and environmentally to the residents of Pine Grove, Brookmans Park Village and the surrounding area on grounds of bad Sustainability.

Specifically the development impacts to Green Belt land and the additional traffic will have a serve impact to the surrounding Highways and the road network of the village that already suffers from severe traffic congestion and parking problems not to mention serve impact to the residents of Pine Grove.

The development would destroy the character of Pine Grove and the village and make the traffic problems much more severe.

These infrastructure problems are not solvable as the proposed development area is adjacent to the protected Green belt areas and constrained road systems and with limited footpaths for pedestrians. The application remains silent with regards to the aspiration of the school wishing to become an Academy and the additional direct impact this in itself would have by directly increasing the volume of traffic up and above; that would be vastly more in vehicle numbers than is presently estimated in the present Application.

Further, as the proposed development is on Green Belt land I believe that the application has to prove very special circumstances in order to be approved.

The special circumstances claim appears to be based on the assertion by the school that it needs to increase its size to pupils to meet demand and increase parental choice; that its buildings are old and in bad condition.

With regard to the claims:

The school current pupils numbers is already too large for the village. Freedom of information requests by other residents have shown that there is no unmet parental need for the school from its catchment area. It is understood that there is no forecast increased demand for places in this part of the County. I understand that increased school provision is being planned in the areas where there is demand which will increase parental choice. I would hope that this will mean that over time the size of the school may reduce in size as these new places become available in surrounding areas such places like Pottersbar's and Hatfield.

The bussing in of its pupils from long distances daily adds to the village's traffic problems and is surely not in the pupils' best interests as they would be better going to a closer school.

Having had a detailed look at the filed Application. The application appears to be for an identical expansion plan in terms of the size and even the number of parking places ; for this reason in addition to this communication the planning office should also refer to my previous submission of objection.

With the addition of voluminous documentation on access and potential travel to the school and the resulting additional congestion etc.

On this point it must be noted that some of the documents referred within the application are not available for public viewing! para 2.21 on Travel Habits and 4.18 School Travel Plan, refers, therefore the absence of full disclosure/transparency within the application denies myself the full right to comment and under the guidelines the application has to be rejected.

Further, the application expansion states that pupil numbers will result either from Potters Bar or Hatfield.... as 67% of pupils come from these locations. The application goes on to assumed that the volumes will continue like that from these locations.

On this point The bussing in of its pupils from long distances daily adds to the village's and Pine Grove and surrounding traffic problems and is surely not in the pupils' best interests as they would be better going to a closer school.

It is interesting to note that the application remains also silent concerning the parking impact to Pine Grove which in itself a major problem.

The application also assumes that the speed limit of Pine Grove is 30MPH instead of the speed limit being 20 from George's Wood Road as there is no change of limit!

The present application also does not appear to have fully examined other options for the better use of the existing site.

To summarise, the foregoing are the grounds on which planning permission is to be refused (although this list is not intended to be definitive) :

Adverse effect on the residential amenity of neighbours, by reason of among other factors noise*, disturbance*, overlooking, loss of privacy ,overshadowing, etc.

This does not include noise or disturbance arising from the actual execution of the works, which will not be taken into account, except possibly in relation to conditions that may be imposed on the planning permission, dealing with hours and methods of working, etc. during the development should the application be approved

- Unacceptably high density / over-development of the site, especially the open visual aspect impact of the development will have to the neighbouring houses
- Effect of the development on the character of the neighbourhood
- The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity
- The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners
- Green Belt Area, adverse effect of the development on the character and appearance of the Green Belt Area

The development would adversely affect highway safety or the convenience of road users there is technical evidence to back up this claim and adverse impact also to Pine Grove.

I trust that as this planning application clearly does not meet planning guidelines that it will be refused.

Your sincerely,

