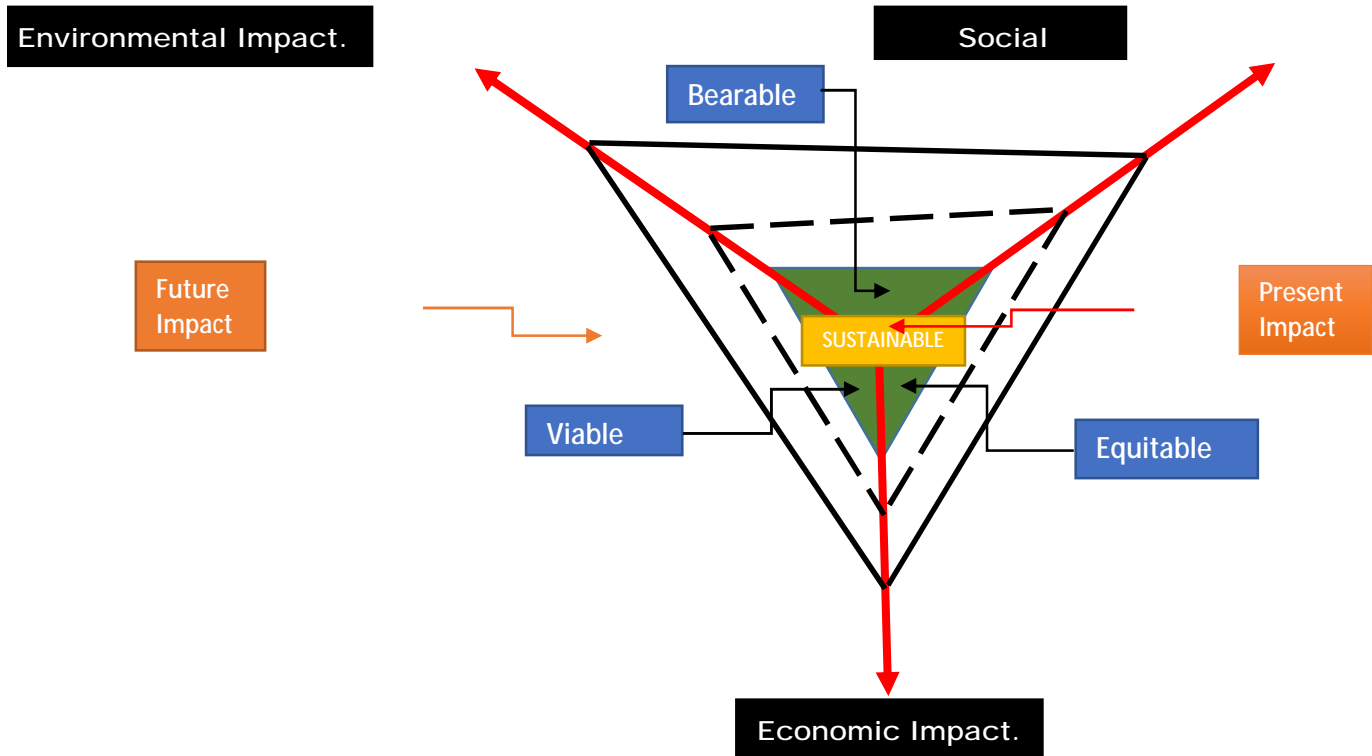


# Chancellor's Application:- 6/2019/0085/MAJ – Reasons why the Plan fails on Sustainability and is not a Sustainable Solution.



- The Plan impacts economically, socially and environmentally to the residents of Pine Grove, Brookmans Park Village and the surrounding area on grounds failing the three Pillars of Sustainability.
- Specifically the Plan impacts on Green Belt land, plus the additional traffic will have a severe impact on the surrounding Highways and the road network of the village that already suffers from severe traffic congestion and parking problems not to mention the adverse impact on the residents of Pine Grove.
- The Plan would destroy the character of Pine Grove, adjacent roads, 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 with constrained road systems and limited footpaths for pedestrians.
- The Plan is silent in regards to the school becoming an Academy and the additional direct impact this in itself may have by directly increasing the volume of traffic over and above that estimated in the present Plan.
- As the development is on Green Belt land the Plan has to prove very special circumstances in order to be approved, and to date it has failed to do so adequately.
- 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.

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- The Stated claims fall short of the requirements:
  - The school current pupil numbers is already too large for the village. Freedom of information details that there is no unmet parental need for the school from its catchment area.
  - There is no forecast increased demand for places in this part of the County.
  - Increased school provision is being planned in the areas where there is demand which will increase parental choice.
  - 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 as Potters Bar and Hatfield.
- The busing 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 preferably attend a school adjacent to their homes.
- Further, the Planned expansion states that pupil numbers will result either from Potters Bar or Hatfield.... as perhaps 85% of pupils come from these locations. The Plan assumes that the volumes will continue like that from these locations. This assumption is fundamentally wrong.
- The Plan remains also silent concerning the parking impact on Pine Grove which is in itself a major problem.

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, unless conditions are imposed in granting the planning permission, dealing with hours and methods of working, etc. during the development.

- 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 and / or the convenience of road users; there is technical evidence to back up this claim and adversely further impact to Pine Grove.

18/07/19