

From: Catharine Slaughter

Sent: 13 May 2024 12:43

Subject: 5/2022/0599 Land to rear of 96 to 106 High Street, Colney Heath, Hertfordshire

Dear Development Management

Objection

I strongly object to the access design for the following reasons:

1. The introduction of a 2m pavement to the Eastern edge will remove valuable parking opportunities not only for the neighbouring School during term times at drop off and pick up times but for other events hosted at the School outside of school hours. This area is also used by visitors to the Football and Social Club. If this area is unavailable for parking on school and match days cars will be forced to park on neighbouring roads which could in fact include the new housing development.
2. At present this area is primarily used for parking for those visiting the School and Football and Social Club. There is a huge risk if permission for houses is granted that this area will become an overflow parking area for those residents of the new houses. It was agreed by parties at the Appeal hearing in April 2024 that Colney Heath is a village very much car dependent and the witness for the appellant also admitted in an answer to a question from the Inspector that those living in affordable homes will be car owners. Whilst the developer will provide what they consider to be adequate parking, in practice new developments rarely provide sufficient parking places and therefore residents will be forced to park elsewhere. In the event that vehicles from the new development are using this access area for overnight and daytime parking a reduced number of spaces available for visitors to the School and Football Club will create an even worse situation.
3. The introduction of a 2m Western footway could potentially create a dangerous situation. At present there is no footway and pedestrians must take care when passing parked vehicles. A new footway adjacent to parked vehicles may lead pedestrians to feel they have the right of way. Not all children are collected from the School grounds by their carers and escorted to vehicles. Some children run out unaccompanied and may feel a false sense of security with the existence of a marked footway. In addition, the position of the building (formerly an air raid shelter) means that cars parked either side of the building may not see pedestrians approaching using the footway if seeking to reverse out of a space.

Kind regards

Catharine Slaughter

68 Roestock Lane

Colney Heath