



Planning Application Review 1: Application Form and Notifications

Application

The first of RSRP's reviews is into the Application and the Notifications.

The Application, is, as would be expected a summary document – it was dated 11th September 2017, which suggests HCC registered the submission on 12th September 2017 as the summary suggests. This begs the question of what happened in the intervening 2 weeks and if submitted why the Trust chose not to divulge information at their Section 10 consultation evening.

As noted above the application fails to make any reference to the commercial arrangement between HCC and EFSA who are named as the 'company' applying. We will endeavour to clarify this.

The majority of the remainder of the document refers interested parties to the supporting documents – we will review these separately. For the present we would note that vehicle parking is shown as for providing for 97 cars – not a higher number (111) quoted elsewhere. No provision is quoted for buses to park on site. No residential units are included in the applications (including no key worker housing) – it is understood that the application relates only to the site proposed for development- the notification letter contains a map which excludes the strip of land adjacent to Common Lane and Mackerye End which has separately been divided into 3 parcels, two of which have been separately submitted to local authorities for consideration for housing development.

Notifications

A notifications list has been produced and appended to the application – this identifies 829 addresses which are 'local' to the site and are understood to be expected to receive the notification letter.

The presentation of the list is simply as addresses that will appear on mailing lists – therefore immediate of alignment of information is not straightforward. RSRP has reviewed the dataset and produced a map of the area identified as neighbouring, which in terms of the application should reflect those properties HCC consider likely to be affected by the development. The highlighted roads on the map below indicate streets scheduled to receive the formal notification – these are broadly:

- The eastern half of Batford – Milford Hill, Holcroft Road, Southview Road, Roundfield Avenue, Batford Road, Salisbury Road, Gibraltar Lodge, Fulmore Close, Lower Luton Road (from Pickford Hill Junction to Common Lane junction, including spur adjacent the ford and Batford Mill. Only selected houses in Pickford Hill are scheduled to receive – the even numbers on the east side of the road are included, the majority of odd numbers on the west side are not included.
- The Lea Valley Estate has Manor Road, Valley Rise and Lower Luton Road (north side) from western end to Castle rise junction. Castle Rise has odd numbers only. (even numbers on Castle Rise, Marshalls Way Lower Luton Road from Castle Rise to Wheathampstead along

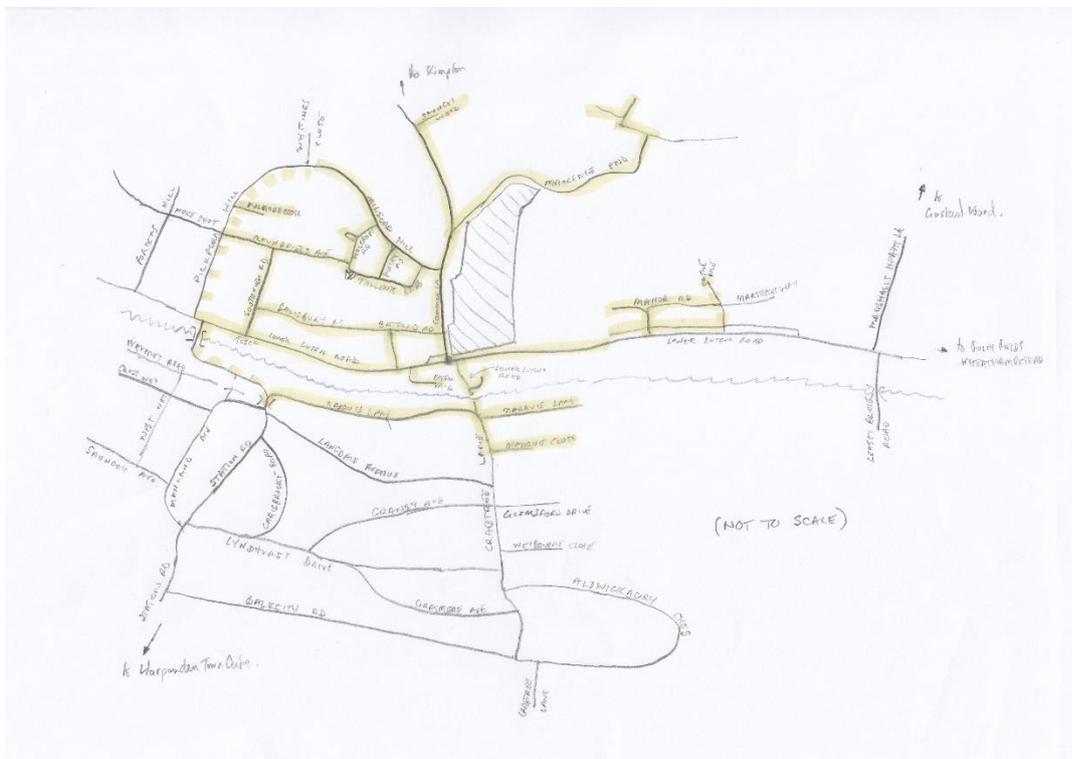
with Marshalls Heath Lane, Cherry Trees Lane, Leasey Bridge Lane and Folly Field are excluded from notification.

- On the town side of the river Lea, Marquis Lane and Marquis Close are covered, along with 7 houses on lower end of Crabtree lane (opposite Marquis of Granby), the business premises at the corner of Station Road and Marquis Lane and the associated houses on the same side of Station Road as well as Stephens Court flats and All Saints Church on the River Lea side of Station Road. The opposite side of Station Road – Balfour Court, Mallard Mews and the cottages on Station Road (even numbers) to the Bistro Gautier / Amble Inn are NOT covered

No property on the Town side of the old railway line is scheduled to receive i.e. Station Road and Crabtree Lane from Dalkeith Road northwards, including Aldwickbury Crescent, Glemsford Drive, Weybourne Close (with direct aspect to site) along with Langdale Avenue, Carisbrooke Road, Granby Avenue, Lyndhurst Drive and Grasmere Avenue.

Towards Kimpton and the villages to the north the only locations covered are Common lane up to and including Sauncey Wood and Mackerye End through to the hamlet of Mackerye End.

Given one of the greatest concerns with the development is traffic it is bizarre that HCC appear to consider that in roads including Castle Rise, Station Road and Pickford Hill HCC the traffic effect will be less depending on which side of the road you live! Of course the Planning process is open all – but if you live in any other area and consider you are affected you will need to discover the process for yourself – the web site is the quickest, but if you want to be included by other route we suggest you use the contact number at HCC and ask how you can be included in the process.



It is assumed that there will be other statutory consultees that will include authorities with responsibilities in the area, including other Councils – District, Town and Parish. You can

contact your Councillors on these bodies to ask that any concerns you have for your area are included in their responses.

In the lists, as far as we can tell, most addresses are included and these include businesses and other uses e.g. Places of worship, community group premises such as Batford Springs Volunteers, etc. Our review however did not find the Memorial Hall and associated Scout HQ listed in the consultees, despite the premises being in the middle of the zone. As stated separately RSRP were not specifically included in this listing, however Harpenden Parents Group, with an address in Southdown were included to be notified.