

Christine Whyte

From: Keith Wheeler [REDACTED]
Sent: 04 September 2015 13:08
To: Local Plan
Cc: Ann Darnell; Sharon Threlfall
Subject: SADM Policies Plan - Section H9 Former Sunny Bank School Potters Bar - (your ref SADM 2015)
Attachments: 27MW_Drive_DSCN3522.jpg; 27MW_FrontGdn_DSCN3521.jpg;
27MW_RearGdn_DSCN3523.jpg; 27MW_RearGdn_DSCN3524.jpg;
27MW_RearGdn_DSCN3525.jpg

Thank you for contacting me re the updated SADM (approved by Hertsmere 8th July 2015) shortly to be examined by an independent Planning Inspector prior to it being submitted to the Secretary of State.

My interest/comments below relate to section H9 - the former Sunny Bank School, Potters Bar:

SADM document page 18

(1) I am encouraged that the Site Specific Requirements (although leaving open the possibility of access from Sunnybank Road/Meadow Way) now state that it is expected that the primary access will be via Field View Road. It is sensible that the vehicular access should be from Field View Road as that road is wider and therefore more suited to traffic (also being nearer to the estate access from Baker Street, in reality it is the road drivers will use by preference). Furthermore, it will enable the developer to contain costs by only needing to provide a pedestrian access from Sunnybank Road/Meadow Way)

(2) in relation to the former Sunny Bank School site, can I take it that the tall oak on the boundary with Sunnybank Road will now have a Tree Preservation Order placed on it? My reasoning in this respect is the final paragraph of Policy SADM13 which states "Where possible, the Council will make additional Tree Preservation Orders to ensure that existing trees, or groups of trees, which are healthy and contribute to the amenity of the area, are retained and protected." This is surely pertinent in view of the Arboricultural Survey Report undertaken in February 2015 (ultimately on behalf of Hertfordshire CC) in connection with Planning Application PL\0711\15 (0/1082-15) - covering a proposed new access road plus other developments to the adjacent Park ESC site. The tree I refer to (numbered "T9" on the survey) stands 17 metres in height with a stem diameter estimated at 1,100mm and is categorised in the survey as grade A1 (i.e. a tree of high quality and value).

(3) also in relation to the former Sunny Bank School site, having read Policy SADM14 'The Water Environment' (para 4.29) and taking into account the principles to be satisfied in Policy SADM15 'Flood Risk' and the requirements of Policy SADM16 'Sustainable Drainage Systems', I ask that very careful consideration will be given to the problem of water run-off from the site. This problem has already been advised both to Hertsmere BC and to Hertfordshire CC. As it happens, the problem last occurred a few days ago (26th August 2015) and I attach 5 photos showing the effect to my property caused by the run-off water:

DSCN3522 the water lapping at my garage door

DSCN3521 the 'lake' of water that formed across the road, deep enough to also cover the path and my front garden

DSCN3523 the 'waterfall' as the water rushes into my rear garden

DSCN3524 the 'river' of water crossing my rear garden

DSCN3525 another photo of the water across my rear garden

If the rain had gone on for any longer the effect would obviously have been more severe - as it was, water was beginning to come into the garage under the garage door.

I trust these comments are useful and look forward to your reply.

with regards

Keith Wheeler (Meadow Way resident - adjacent to the site forming section H9 of the SADM)

cc: to Mrs Ann Darnell, Planning Officer, Hertsmere BC

also copied to Mrs Sharon Threlfall, Senior Planning Officer, Hertfordshire CC in connection with comment (3) above and its relevance to the Park ESC Planning Application