

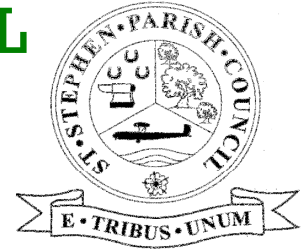
# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

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Martin Westwood Planning Officer  
St Albans District Council  
St Peters Street  
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16 January 2015

Dear Martin

## **Application No: 5/2014/3250 - Hanstead Park former HSBC training site, Smug Oak Lane, Bricket Wood, St Albans, Herts.**

Consideration was given to this application at the planning committee meeting on 15 January 2015. Although Members have concerns regarding sustainability and isolation, they do not wish to oppose the application subject to the following strict conditions and comments:

- ◆ Section 106 funding based on the full unit amount per dwelling should be allocated to improve state nursery and primary school places/facilities **within the Civil Parish of St Stephen**. This funding must be made available **before** any dwelling is sold.
- ◆ Section 106 funding should be made available to provide an enlarged, modern NHS medical facility **within Bricket Wood**.
- ◆ Section 106 funding must be made available to provide traffic calming measures on strategic roads within Bricket Wood, in particular, Smug Oak Lane, Station Road, Mount Pleasant Lane, Ashridge Drive and Oakwood Road. These roads are currently used as rat runs and it is imperative that work to improve the situation is carried out **before** any dwelling is sold. With this in mind, Members favour a mini roundabout at the junction of Smug Oak Lane and the access road into Hanstead Park.
- ◆ It is essential that all roads on Hanstead Park are 'adopted' therefore maintaining public access and preventing a gated community.
- ◆ Social housing is a necessary part of this development with a minimum of 20% required.
- ◆ In addition to Hanstead Wood, the remaining areas of green space within the development site should remain open to public access for walking and leisure pursuits.
- ◆ The loss of Bricket Wood Leisure Centre on the Hanstead Park site has had a profound effect on the ability of the young and old to partake of **locally** accessible sports, leisure and social facilities. Cotlandswick in London Colney is not readily accessible to the residents of Bricket Wood. Members agree that an area of field (not currently in the development area but adjacent to it and in the ownership of the developer) should be set aside to provide sports facilities for the residents of Bricket Wood. Such facilities should include a pavilion/social building, multi use games areas,

tennis courts and other facilities subject to discussion and agreement. The funding and construction of such to be funded by the developer.

- ◆ An Environmental Impact Assessment must be carried out before planning permission is granted for development of the site.

Yours sincerely

*Carol Hardy*

Carol Hardy  
Deputy Clerk