

Statement on behalf of Bradmore Way residents regarding Highway and Access issues
Land north of Bradmore Way, Brookmans Park, Herts
Appeal reference : APP/C1950/W/22/3307844

I am making this submission as a former resident of Peplins Way, Bradmore Way and having attended Brookmans Park primary school and Chancellor's secondary school as well as the local Scouts, so I know the area very well.

This appeal has focussed on a myriad of issues such as the Green Belt, housing needs, local and national policy, aesthetics of the land but a fundamental and significant issue that has been neglected or put on to the back burner is access to the site and the health and safety of residents especially schoolchildren. This is such an important issue with regards to the Appeal that I wish to express my gratitude to the Inquiry for hearing my representation today.

Bear in mind that the properties and roads in both Peplins Way and Bradmore Way were built about 100 years ago when motor cars were in their infancy. Bradmore Way is between 4.5-4.9 metres wide which Hertfordshire County Council guidelines would classify as a minor access road suitable only for up to 100 houses.

There is the primary school in the middle of Bradmore Way with 350 children. The road is obviously very busy before/after the drop off and pick up times at 8.45am and 3.15pm respectively. There is also a breakfast club commencing at 7.45am and some after support and club activities potentially up to 6pm. This results in many parked cars, traffic congestion and pedestrians at these times.

In addition, vehicles are regularly parked in Bradmore Way and Peplins way after 11am at weekdays when the 1 hour parking restrictions end. These were introduced to deter commuter parking.

Furthermore, there is a thriving village centre with many varied excellent shops so there is a large coalescence of roads from Bradmore Way and Peplins Way into the village centre, Brookmans Avenue and the main road to Welham Green and Little Heath.

The Welwyn Hatfield Council have rejected previous attempts to develop this land in Bradmore Way in the past due to highways and access issues but mysteriously then dropped its opposition two months ago. I would like to ask the Council the reason for this.

I would also like to understand the parameters, scope and timing of the Appellant's Highway study. This concluded that there was no traffic issue which is in direct contrast to the views of over 500 local objectors, North Mymms District Green Belt Society, Brookmans Park Action Group and CPRE.

£850,000 has been pledged by the developers of the proposed site towards sustainable transport measures but this will not address the immediate and irreversible long term impact of the development.

This development proposes 125 dwellings and a care home – if each dwelling has say 2 cars, which does not seem to be an unrealistic assumption, then potentially there could be another 250 cars and care home workers/visitors passing along an already narrow and busy road in addition to the many building trucks and lorries over a 5 year building period through a small village centre with many interlinking roads.

I am disappointed that the critical issue of access and road safety has only been given a relatively minor consideration during the Appeal so far but note that the Inspector will be making a site visit during school term time to analyse the traffic and that there is an online Round Table highways discussion on Tuesday February 14th.

I recognise that more housing, affordable housing and care homes are required locally but it has to be in a safe and sustainable location.

I note that the Council is determined to finalise its Local Plan this year and look forward to its publication.