



5th October, 2025

Dear Ms Howe

Stage 2 Hearing - St Albans Local Plan - Site M16

We have read the three questions raised and wish to comment as follows:

- We have been residents of Falconers Field for > 40 years and together with other local residents we have enjoyed the open aspect and greenery provided by 'site M16'. We accordingly feel that none of site M16 should be released from the green belt as it will be a loss of openness of green belt that has been deemed valuable.
- Site M16 plays an important role preventing outward sprawl and the proposed development would have an adverse impact on its openness and character. Ownership of the land should not be a determining factor.
- Our other main objection to the development is the apparent intention to provide access via the cul-de-sac portion of Falconers Field. This would require the construction of a new access road passing through the long-established hedgerow (which has been maintained and nurtured by cul de sac residents for > 40 years) between nos. 44 and 46 Falconers Field, whereas the more logical and sensible access route to the site would be to pass through the existing gateway/vehicular access point between nos. 68 and 70 Falconers Field.
- The indicative plan also shows an access from within the proposed development directly into Roundwood Schools' playing fields. This will encourage the use of the new access route by pupils wishing to avoid the congestion currently experienced in the vicinity of the main schools' entrance off Roundwood Lane. This in turn would inevitably lead to substantial numbers of non-residents' cars using the cul-de-sac section of Falconers Field to enter the proposed development around school opening and closing times to 'drop off' and 'collect' pupils.
- The Falconers Field cul de sac includes a sharp 90 degree turn with very restricted sight lines and it is not suited to significantly increased volumes of traffic which, combined with vehicles parked on the street would lead to congestion and create an unacceptably high risk of accidents.
- Traffic travelling Falconers Field between Roundwood Lane and Roundwood Park v.v. has a clear line of sight when approaching the three way junction in the middle of Falconers Field. However traffic entering or exiting the Falconers Field cul de sac has a very restricted line of sight at the three way junction, especially when exiting as due to the curve in the road it is impossible to see any traffic approaching from the right until it is actually upon the junction. This three way junction is already potentially very hazardous, especially at school opening/closing times with high volumes of pedestrians, cycles, cars and other traffic. It would significantly increase the risk of accidents at this junction if schools traffic was routed through the cul de sac.
- There is an existing gateway/vehicular access point into the proposed development on the outside of the curve between nos. 68 and 70 Falconers Field. This access provides clear sight lines in both directions for vehicles entering and leaving the proposed development, and would provide a much safer and more convenient entry/egress point for both residents and school/other traffic than via the cul de sac.
- A further concern is that creation of a new access road would result in almost all construction traffic being routed through the cul de sac, whereas specifying use of the existing gateway/vehicular access as the new entry/exit point to the development would minimise the impact of construction traffic on residential streets.

Roger & Jane Gibbs