

PLANNING COMMENT FOR APPLICATION REF: 5/2020/3022

Roger and Shirley Jones

44 Park Street Lane
Park Street
St Albans
Herts AL2 2JB

Support the Proposal

Burston Garden Centre North Orbital Road, Chiswell Green, St Albans,
Hertfordshire.

Planning Application 5/2020/3022

Dear SADC,

Thank you for your letter of 27 January 2021, ref 5/2020/3022, in respect of Castleoak's planning application.

Further to our previous support for this application, we remain totally in sympathy with the scheme. It is a well thought out concept, and with the security of the combination of the community minded Burston plus reputable developer Castleoak it is exactly the sort of development needed to satisfy a shortfall of the availability of its type in our area.

Its location close to the Garden Centre and to the How Wood shops is ideal. It should also be borne in mind that the likely residents of such a completed facility will be moving from probably larger local housing, so freeing up yet more residential property for the younger people.

I would in particular also reinforce our agreement to the provisions made for safety of traffic and pedestrians on the A405/A414.

The present entrance to Burston's Garden Centre for eastbound traffic is not good, in that it is used often as a U turn facility, against the flow of traffic approaching from the east around a steep 'blind' bend. Westbound traffic also has to enter via a very short approach slip which does not give facility for a safe slowing down without obstructing other through traffic. As for pedestrian safety, the present footpath, crossing the A405/A414 between How Wood and Chiswell Green, is dangerous due to the speed of traffic in both directions, and one has to be pretty nifty in crossing! The new arrangements with a traffic lit junction and vastly improved road layout would be much welcomed.

Win - Win all round!

We trust that this time round the granting of planning permission will not be further delayed.