



Appeals against refusal of planning permission

Land south of Chiswell Green Lane APP/B1930/W/22/3313110

and

Land north of Chiswell Green Lane APP/B1930/W/22/3312277

Submission for

Keep Chiswell Green

Rule 6 party

by Stuart Fray BSc

47 Long Fallow, Chiswell Green, St Albans, Herts. AL2 3ED

Area of focus for this submission: LOCAL TRAFFIC

20th March 2023



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1.0 Introduction

1.1 Qualifications and Experience: My name is Stuart Fray. I have lived in St Albans since 1986 and in my current home in Chiswell Green since 1996. My wife and I have raised two children in St Albans, both participating in all the usual age-related activities, located near and far. Both children attended local nurseries, Killigrew Primary and Infants School and subsequently Parmiter's Secondary School 2.7 miles away. My professional career with Bosch, Polaroid, Photo-Me and SanDisk necessitated daily commutes by car locally, nationally and internationally via Luton, Stansted, Heathrow, Gatwick and London City airports. I am now retired but actively involved in the community as a member of the Chiswell Green Residents Association and a participant in the campaign group Keep Chiswell Green.

1.2 Statement of Truth: I confirm and declare that to my knowledge and belief: All matters contained in this document are an accurate and true record of all matters put forward. I believe that the facts I have stated in this proof are true and that the opinions I have expressed are correct.

1.3 Appointment: I am giving evidence as a resident of Chiswell Green since 1996.



2.0 Scope of Evidence

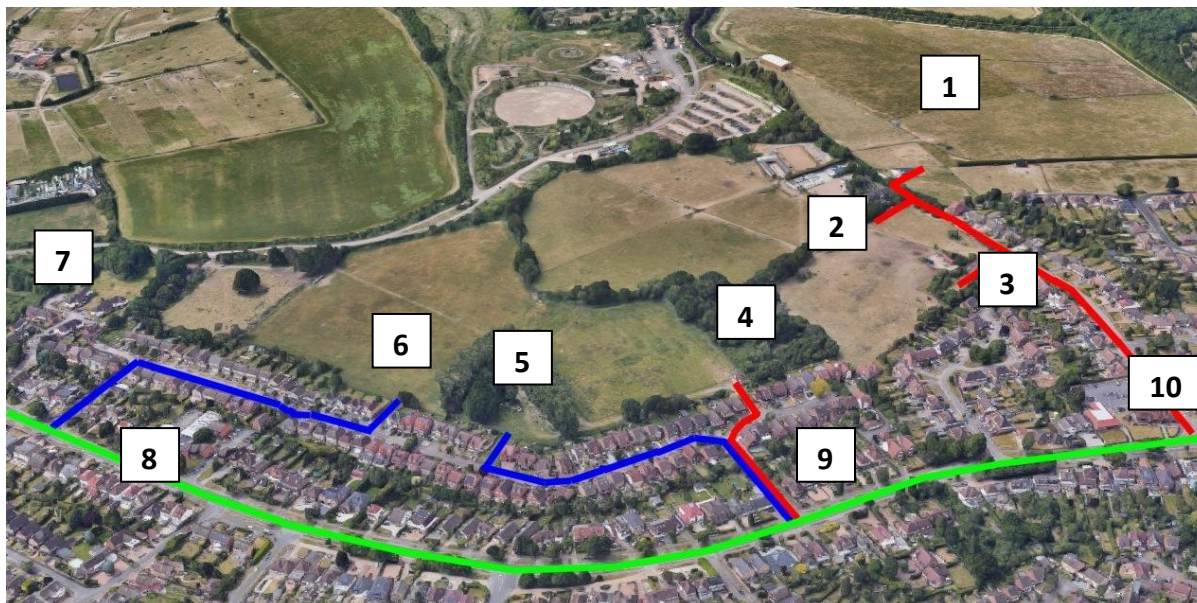
2.1 Proof of Evidence: My proof of evidence should be read in conjunction with Matters of Transport which will be dealt with separately by Mr David Walpole.

2.2 Submission: My submission is based on photographic and video evidence supported by direct experience and quotes from local residents



2.3 Body of evidence

2.31 Setting the Scene: This image illustrates the residential roads leading to the access points to both Developments, emphasising that access will be negatively impacted by the projected additional volume of traffic movements.



Ref. CD6.16.1

Key:

1. Entry point to St Stephens Green Farm via Chiswell Green Lane
2. Entry point to proposed school and Cala Northern Development
3. Entry point to Cala Northern Development via Chiswell Green Ln
4. Entry point to Cala Southern Development via Forge End
5. Entry to point to children's play area via Forge End
6. Emergency vehicle, pedestrian and cycle access via Long Fallow
7. Long Fallow
8. Watford Road
9. Forge End
10. Chiswell Green Lane



Cala's Transport Assessment – Part 2.states:

“The increase in traffic flows at the above junctions indicate that only three would experience increases in traffic flows of over 5%. These junctions are the Forge End / Watford Road junction, the Watford Road / Long Fallow junction and the Watford Road / Chiswell Green Lane / Tippendell Lane double mini-roundabouts.”

Furthermore, this report states: “The Watford Road / Chiswell Green Lane / Tippendell Lane double mini-roundabouts currently operate over capacity and would experience increased queuing and delays as a result of the development.”

It is vitally important to remember that the additional 330 dwellings proposed for the St Stephens Green Farm development will only compound traffic density at this junction.

2.32 Chiswell Green Lane: This lane begins at the double mini-roundabout on the Watford Road, passes through residential homes on both sides and after some ¼ mile becomes a narrow country lane extending through Green Belt land. At the point it becomes a lane, it is prone to flooding, has high hedges, and very few passing places. It is used by many as a cut-through to avoid congestion on the Watford Road as it later branches off in 3 directions leading to Bedmond, Hemel Hempstead and in the direction of St Albans, Redbourn and Harpenden.



These images illustrate the lane restrictions, danger to other vehicles, pedestrians and cyclists.



Ref. CD 6.16.2 Courtesy of Benjamin Brassett taken March 2, 2023

Benjamin commented: “An HGV has got itself stuck by the cottages adjacent to Polo field. Mature trees are now having to be cut to enable it to move. Two other HGVS now waiting further along Chiswell Green Lane opposite the bungalows as there is nowhere for them to turn round and try a different route.

Can you imagine vehicles accessing the Cala or Polo site day to day? It just wouldn't be possible without severe disruption and regular road closures.”

Barbara Burke from Chiswell Green Lane added: “This happens loads of times. Lorry stuck outside my house for 1 hour. Hope he wasn't in a hurry!”

Benjamin wrote: “just cleared now, so around 2 hours the road was blocked. Heading to a site further down towards Potters Crouch apparently.”

Ref.CD 6.16.3

Courtesy of Benjamin Brassett taken March 2, 2023



Monica Townsend wrote: “I really wouldn’t want to be a cyclist trying to get to a cycle lane past that. And how could emergency vehicles get past?”

Another example of a portacabin on the back of a trailer snapped from a bedroom window on Chiswell Green Lane.



Ref. CD 6.16.4 Courtesy of Barbara Burke March 15, 2023

March 15, 2023 Quote from Monica Townsend from her house on Chiswell Green Lane.

“And lorries queuing outside CG Farm.

Several vehicles behind had to reverse or turn round as road completely blocked.”

This truck stuck on Chiswell Green Lane caused the SUV to mount the pavement to allow the truck to get through.



Ref. CD 6.16.5



Ref. CD 6.16.6

Courtesy of Gillian Guiver, Chiswell Green Lane

Taken from her front drive on Chiswell Green Lane just before it becomes a lane, June 2022. Gillian said “This happens quite often. Another went past today March 17th 2023.”

This short video courtesy of Monica Townsend, Chiswell Green Lane is meant to illustrate how unsuitable Chiswell Green Lane is for volumes of any type of traffic.

Ref. CD 6.16.7 Video of Portacabin on Lorry Chiswell Green Lane for projection



2.33 Forge End: Forge End is intended to be the access road to the southern part of the Cala Development. Forge End is the entry and exit link road onto the Watford Road, where it joins as a T-junction. Overflow parking at the entrance often limits safe transiting. This is already a challenging exit especially turning right due to the volume of traffic at peak periods.



Ref. CD 6.16.8 – Illustrating Forge End intersecting Watford Road



Ref. CD 6.16.9 – Illustrating where Forge End exits onto the Watford Road

Ref. CD 6.16.10 Video of busy Forge End Junction for Projection

2.34 Long Fallow: Long Fallow is proposed for use as an Emergency Vehicle, Pedestrian and Cycleway into the southern section of the Cala Development. Long Fallow consists of 35 x 4 bedroom and 5 x 5 bedroom homes. Combined there are on average 2.0 vehicles per property.

Although most residents do park in their driveways, parking is still an issue, particularly at the entrance to Long Fallow from Watford Road.

The entrance to Long Fallow from the Watford Road is precarious at the best of times:

- Speeding traffic off the Noke roundabout is a hazard
- Certain times of the year the low lying sun makes it almost impossible to see when exiting
- Currently vehicles park on both sides, including on the pavement. Residents from the opposite side of Watford Road use it for parking, as do employees from Starbucks and Noke Hotel. It is frequently used for car sharing and parking for weekend football players.

This image illustrates the current parking issue at the entrance to Long



Fallow:

Ref. CD 6.16.11
Long Fallow Entrance
Parking

The other end of Long Fallow terminates with 5 new houses and a turning area currently used for residential overflow parking, as well as a delivery and waste vehicle turning point. If this parking and turning area has to be kept clear 24/7 to allow Emergency Vehicle access to the Cala Development, this current use will be eliminated.

These images illustrate what happens on daily occurrences:



Ref. CD 6.16.12 Image courtesy of Linda Collyer 39 Long Fallow. Linda said: “This was the very inconsiderate parking outside ours today - Steve couldn’t get his car out and I struggled. No idea whose car it was.”



Ref. CD 6.16.13



2.35 Watford Road and A405: The A405 dual carriageway runs almost parallel to the Watford Road into Chiswell Green. If there is a traffic problem on one, the other is similarly affected. Weather conditions, and/or accidents on the M1/M25 have a severe impact on the Watford Road, the A405, the A414 and surrounding area.

For example: A very recent accident on the M1 Junction 14 to 15 (St Albans is J21A) caused horrendous traffic jams spilling over onto the A405/A414 trunk roads and the Watford Road into Chiswell Green. A few quotes from residents:

March 15, 2023 16:20 "Traffic on the M25 is really bad in both directions. Avoid if you can." Quote from Leanne, Long Fallow, Chiswell Green

March 15, 2023 16:20 "It's taken me nearly 2 hours to do the nursery pick up at Willows Farm" Quote from Jennifer Robinson, Long Fallow, Chiswell Green

March 15, 2023 16:27 "I'm trying to get back from Hemel and it is complete gridlock in all directions". Quote from Martin Miles, Hammers Gate, Chiswell Green

March 15, 2023 18:39 "It took me 45 mins to get from Drakes Drive to London Colney roundabout, to realise the 414 was solid and cut through by Napsbury, Sopwell etc to Sainsbury's." Quote from Shirani StLedger, Forge End, Chiswell Green



March 15, 2023 18:39 "Same for me! 2 hours stuck in the car!" Quote from Neets, Long Fallow, Chiswell Green



Ref. CD 6.16.14



Ref. CD 6.16.15

Images taken from the pedestrian crossing over the A405 North Orbital at the bottom of Tippendell Lane, looking towards the Shell/Noke/Watford Road roundabout.



Ref. CD 6.16.16



These two videos illustrate the severe traffic on the A405 and the Watford Road.

Ref. CD 6.16.17 – Video of A405 Traffic for projection. Courtesy of Chay
March 15, 2023

Ref. CD 6.16.18 - Video of Watford Road Traffic for projection. Courtesy of
Sean Donaghey March 15, 2023



3.0 Air Quality / Pollution

Also of direct relevance is the impact of increased local traffic on air pollution and the consequent health implications. These sample pollution data measurements by local postcodes indicate the air quality in each location.

Air Pollution Index Reading

- I. Tippendell Lane/Watford Road AL2 3HL **84**
- II. Post Office Watford Road AL2 3DA **82**
- III. Rosedene AL2 3BN **77**
- IV. Forge End AL2 3EQ **73**
- V. Long Fallow AL2 3ED **74**
- VI. Shell Station/Noke Roundabout Watford Rd/A405 **87**

Data Provided by

AddressPollution.Org – April 2022

AIR QUALITY REPORT

SIMONS BAKERY TIPPENDELL LANE
ST. ALBANS
51°43'42.81156"N 0°21'31.83210"W

VERY HIGH AIR POLLUTION

83

This address is in the 83rd national percentile

EXCEEDS THREE W.H.O. LIMITS

According to the World Health Organisation, all areas I've mention exceed W.H.O. limits. For example the Tippendell/Watford Road mini-double roundabout Pollution Index Reading is already extremely high.

Ref. CD 6.16.19



4.0 My Opinion: In conclusion, and I thank you all for bearing with me, I believe I speak on behalf of all Chiswell Green residents in saying

- that neither Appellant has taken into account sufficiently the negative impact of the additional traffic on the nearby road network and community.
- that both the Cala Homes and St Stephens Green Farm proposals represent inappropriate development on grounds of traffic.
- that both Developments should be dismissed as a result.

Thank you for your kind attention.

Stuart Fray