

12 December 2019

## **ST.ALBANS LOCAL PLAN**

### **New Housing Estates on Green Belt Lane Between Hemel Hempstead & Redbourn on the last major field separating Hemel Hempstead & Redbourn**

#### **1. GREEN BELT – Redbourn to be a suburb of Hemel Hempstead?**

Previous generations had the foresight to stop urban sprawl.

Once built on, this precious green lung will be lost for ever, and could be part of continuous buildings from London to Luton.

A terrible legacy, just because decision makers took the easy option, rather than plan denser buildings near existing transport hubs and shopping centres.

#### **2. LUTON AIRPORT – Low noisy flightpaths and CO2 emissions**

This airport handled 9 million passengers only a few years ago, Luton Borough Council has pushed this to today's 18 million and now wants a second terminal to handle over 30 million.

Because Heathrow's flights have precedence, the flight path over Hemel Hempstead and Redbourn has to go at very low altitude until east of St.Albans when the planes are released to gain altitude.

LBC has given permission to operate 24 hrs/day and the existing noise and CO2 pollutions are already intolerable.

The suggested new housing estates are immediately under this flight path and all its exhaust gases.

#### **3. Traffic – M1 Relief Road**

The M1 northbound suffers from congestion and of course accidents, generally 2 evenings each week, and southbound once a week.

Partly because of satnav systems, traffic diverts off at J8 or J9 and even with extra roads/by passes, they can't possibly cope.

4. **TRANSPORT**

The new housing, if built, will be miles from St.Albans and Hemel Hempstead railway stations and the majority of commuters will inevitably travel by car. Buses can take some of the load, but will be held up in traffic inevitably.

5. **WATER**

It is well known that the local river (a chalk stream) has been dry for 2 years now as the local aquifer is being pumped out more and more.

Maybe a large reservoir and links to the River Thames will be the answer?

Yours faithfully,

N.V.Sill