

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/X1925/W/25/3358840

DETAILS OF THE CASE

Appeal Reference	APP/X1925/W/25/3358840
Appeal By	MR BRUCE PARKER
Site Address	Land to the East of Old Hale Way Hitchin Hertfordshire SG4 0SA Grid Ref Easting: 518530 Grid Ref Northing: 231117

SENDER DETAILS

Name	MR FRANCO BENUCCI
Address	4 Bessemer Close HITCHIN SG5 1AG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

From what I can see I find it odd that the applicant has put in an appeal to this application without stating the grounds for doing so.

He has twice submitted applications to convert part of the land into a "community" car park. Both times substantially rejected by the local authority (underlined by numerous objections from the local community including myself) on the designated grounds given, including the land being designated as Green Belt, the area is already well provided by public transport, as well as other modes of accessible transport such as walking and cycling, the proposal fails to deliver as a sustainable development, and the development would lead to highway safety concerns. I cannot see how any/all of these reasons can be alleviated by the applicant in pursuit of achieving the same "community" car park outcome.

In his submissions, the applicant has not provided any concrete evidence that a car park (of any size or configuration) is needed. I have lived as a neighbour to the said site for over 30 years, and never seen or heard of any complaint that dictates additional car parking is required in this vicinity. And from the comments provided by the objectors to this application the same has been reiterated.

My additional concern is that once any sort of development is approved to this Green Belt land, then it will suffice that other urbanisation developments will be submitted and will be approved by default, as precedence will have been achieved. It horrors me to think that a housing estate will eventually end up by stealth on this beautiful space.

My overriding concern is however that of safety. The proposal will add to the issues with trying to access the site from an already busy road full of traffic, and the physical constriction of the main road and pavement on Old Hale Way adjacent to the intended development. I cannot see how any of this may be alleviated by any mitigations in the proposed development.

On these grounds, as well those previously submitted, I urge the Planning Inspectorate and Secretary of State to refuse this application.