

TW/355

26th November 2020



Sarah Smith
Development Management Service Manager
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
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town and country
planning consultants

Dear Sarah,

Planning Application for 118 Apartments at Comet Way, Hatfield

I have today submitted a planning application for 118 apartments on the site of the former Volkswagen commercial Vehicles dealership, on Comet Way, Hatfield. The application has been submitted on behalf of Comet Way Hatfield Ltd. This follows pre-application discussions with Borough Council Officers, who have confirmed they support the proposals, and details are set out in the Planning, Design and Access Statement which accompanies the application. The same document also sets out a summary of the application, in the Executive Summary.

During the pre-application discussions, we told Officers that the proposed development was intended to be for 100% affordable housing. This is intended to be provided to the Council, for them to accommodate people who are on their waiting list, and in need of affordable homes. This remains the Applicant's intention, but at the time of writing it has not yet been possible to put in place a formal agreement with the Council and the Registered Housing Provider who is also involved in this process. As such, it has been necessary to apply for only the policy-compliant level of 30% affordable housing. However this would not prevent a higher proportion of affordable housing being provided within the site, potentially up to 100%.

Despite this change in the application proposals, I do not consider that there would be any change in the planning balance. The proposals comply with local and national policies, including in relation to the setting of listed buildings (and the Heritage Assessment which accompanies the application concludes there would be no harm in this regard). The proposals also benefit from the tilted balance provided by the presumption in favour of sustainable development. As such, I believe it is very clear that planning permission should be granted.

I look forward to confirmation that the application has been registered.

Yours sincerely,



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