



Summary Document

Comet Hotel, Hatfield

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Contents

1.0	Introduction	1
2.0	Document Summary	2

1.0 Introduction

- 1.1 This document provides a brief summary of the documents and assessments that form part of the revised planning application for the Comet Hotel, Hatfield. This document has been provided as the reports submitted with the application exceed 100 pages.
- 1.2 The application comprises the following reports and surveys:
- Planning application forms and certificates (Alder King Planning Consultants, August 2016);
 - Planning application plans (Corstorphine and Wright, August 2016);
 - Schedule of Works (Corstorphine and Wright, August 2016);
 - Design and Access Statement including Character Analysis and Appraisal (Corstorphine and Wright, August 2016);
 - Planning Statement including s106 Heads of Terms (Alder King Planning Consultants, August 2016)
 - Statement of Community Engagement (Alder King Planning Consultants, August 2016);
 - Heritage Statement including Listed Building Appraisal and Statement of Justification (Bidwells, August 2016);
 - Structural Survey (Curtins Consulting Limited, September 2015);
 - Phase I Geotechnical Report (Curtins Consulting Limited, September 2015);
 - Archaeological Desk Based Assessment (WYG, August 2015, as amended August 2016);
 - Biodiversity Survey and Report (Curtins Consulting Limited, September 2015);
 - Arboricultural Assessment (Patrick Stileman Limited, June 2014);
 - Transport Assessment and Framework Travel Plan (Sterling Maynard, August 2016);
 - Flood Risk Assessment and Drainage Strategy (Curtins Consulting, August 2016);
 - Noise Assessment (Sandy Brown Associates LLP, August 2016);
 - Energy Statement (Amber Management and Engineering Services Limited, September 2016);
 - Site Waste Management Plan Tracking Diagrams (Sterling Maynard, August 2016);
 - Utilities (Statutory Undertakers, 2015); and
 - Topographical Survey.

2.0 Document Summary

Planning application plans

- 2.1 The suite of planning application plans depict the site as existing as well as the development as proposed.

Design & Access Statement

- 2.2 The Design and Access Statement describes the existing site, character analysis and appraisal together with the design development that underlies the proposed development scheme. It describes proposals in terms of amount, layout, scale, landscaping and access.

Planning Statement

- 2.3 This document sets out the planning policy background in respect of the site and establishes how planning policy has guided development of the scheme. It includes a justification of the need for the development.

Statement of Community Engagement

- 2.4 A Statement of Community Engagement details the comprehensive process of consultation and engagement that was carried out prior to the submission of the application. It describes the manner in which community engagement informed the proposed development scheme.

Heritage Statement

- 2.5 The Comet Hotel is Grade II Listed. In line with national and local planning policy, the Heritage Statement includes a significance assessment and an assessment of the impact of the development proposals on this significance and therefore a clear framework of the determination of the proposals.

Archaeological Appraisal

- 2.6 An Archaeological Appraisal has been prepared in support of the application in order to assess the potential for archaeological remains to be present within the development site. The report concludes that whilst there is separate archaeological interest to the land to the north and south of the site, there is no evidence to suggest that the interest extends toward the site.

Noise Assessment

- 2.7 An environmental noise survey has been carried out, the purpose of which was to establish the existing ambient and background sound levels in the vicinity of the site and nearby noise sensitive premises to ensure compliance. In order to mitigate any external noise affecting the development, minimum sound insulation performance for each facade has been specified. A variety of mitigation measures have been specified order to achieve the overall facade sound insulation performance.

Biodiversity Survey & Report

- 2.8 The Extended Phase 1 Habitat Survey assesses the main ecological features within the site. An Addendum to the Extended Phase 1 Survey further addresses the recommendations of the report in relation to bats. It concludes that the development would, subject to construction stage mitigation, not have any impact on protected species or habitats.

Energy Statement

- 2.9 The Energy Statement provided with the application and outlines the proposed development's energy efficiency and renewable energy strategies. The report sets out the development will include passive design measures and energy efficiency design in order to reduce the energy demand of the building as far as reasonably possible.

Flood Risk Assessment (FRA) and Drainage Strategy

- 2.10 The FRA confirms that the site lies within Flood Zone 1 where there is a less than 0.1% (1:1000 year) annual probability of flooding from rivers. The FRA also considers other forms of flooding (ground water, surface water, private drainage, sewers) and sets out a drainage strategy for the site to ensure the development is appropriately managed.

Structural Survey

- 2.11 The Building Condition Statement which accompanies the application comprises a structural review of the historic building and assesses the potential for future development. The document sets out the many minor defects that will need further investigation and repair.

Geo-Environmental Site Appraisal - Phase 1

- 2.12 The Phase I Desk Top Study accompanies the application and was principally undertaken to provide an overview of the geo-environmental setting of the site, along with an assessment of any risks that could be presented to site users and the wider environment. The qualitative risk assessment determined a generally low to moderate level of risk from potential contaminants with no recorded polluting site history.

Arboricultural

- 2.13 The development has been designed to avoid impact on trees. It results in the loss of 13 trees, the vast majority of which either require removal (Category U – two removals) or are of poor quality (Category C – 6 removals). The tree removal will be offset by extensive landscape planting along key boundaries to bolster existing planting and create effective screening along sensitive boundaries.

Transport Statement (TS) & Travel Plan

- 2.14 A Transport Assessment and Travel Plan have been prepared to support the application. These assess and describe the accessibility credentials of the site and predict the impact of the development on the surrounding vehicular, pedestrian and cycle networks.