

6/2021/3422/MAJ - Salisbury Square, Hatfield

Response to questions raised by Flat 4, Welby House, 23 Park Street, Hatfield

1. Clear access to be maintained at the East & West ends of the pedestrian access between 23 Park Street and the Horse & Groom pub during all stages of construction.

The applicants confirm that it should be possible to maintain this access during construction. Full details of the Construction Programme can be dealt with by way of planning condition.

2. Pedestrian access between the Easternmost new terraced house and the existing buildings to be maintained (no gate installed).

Confirmed. No gate to be installed at this point. The drawing indicates a minor change in surface treatment – full details of surfacing materials can be dealt with by way of planning condition.

3. Construction programme from commencement to completion to be provided.

Noted – can be dealt with by planning condition.

4. Section 61 - hours of permitted noisy construction works during the week to be confirmed.

Noted – can be dealt with by planning condition.

5. Section 61 - noisy construction works should not be permitted during the weekend.

Noted – can be dealt with by planning condition.

6. Opening hours permitted by the council for the retail units to be confirmed.

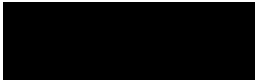
The applicants would prefer not to have restrictions on the opening hours of the retail unit/s in order to provide flexibility for potential tenants, which could be a variety of business types due to the use class of the units.

7. Type of commercial/retail businesses that will be considered for letting and how they will use the building to be confirmed.

This depends on market demand and what type of tenants come forward. Use Class E - Commercial, Business and Service is quite broad ranging and designed to be flexible to encourage town centre regeneration as intended by central government. Gascoyne will seek to curate a vibrant and appropriate mix of occupiers, based upon demand.

8. Signage/advertising from commercial/retail tenants to be discreet.

Signage and advertising will accord with Gascoyne Estates published design guidance: <http://www.gascoynececil.com/wp-content/uploads/2016/09/SignsRetail-frontages-Guide.pdf>



9. Whether residential properties are to be sold or rented to be confirmed.

Not really a land use planning matter.

10. New parking space cost & allocation arrangements to be confirmed.


On-site parking provision complies with the Council's standards – parking space allocation will be defined by the applicant.

11. Are there any public parking spaces available in the new car park for short stays (2 hours) during the week and long stays (unrestricted) at weekends, similar to the current setup?

The car park will primarily serve the businesses and residents of Salisbury Square, as it was initially intended. This will necessitate parking controls of the type described. Specific spaces may be subject to further controls.

12. Car club space arrangements to be confirmed.

A car club car will be located in a reserved space. If demand exists additional car club spaces may be created. Membership of the car club will be open to the public.



27 January 2022