

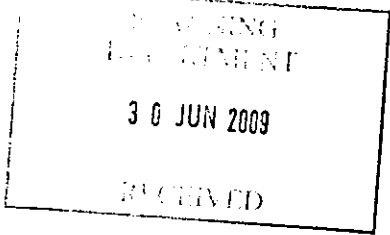
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**Sent:** 29 June 2009 22:11  
**To:** Planning  
**Subject:** Welwyn Hatfield Council Online Planning - Comment



**Application Number:** S6/2009/0891/MA

**Name:** [Redacted]

**Address:** 33 Mulberry Mead  
Hatfield  
Hertfordshire AL10 9EH

**Comment Type:** Observation

**Comment:** Phase 4 is very close to the University and in consideration of this I believe that all the private houses and should have planning restrictions in place to prevent the living spaces being converted into bedrooms. This would make Phase 4 less appealing to 'buy to let landlords' and would then create the opportunity for Phase 4 for become a sustainable mixed community.

It would be helpful to the community, if planning consent is given, that as part of the planning permission granted, the developer was given a fixed period of time in which to get the roads adopted by the local authority. This would help prevent issues of no street lighting, no grass verge cutting and lack of maintenance that has been experienced on other similar developments, examples are de Havilland Grange and Salisbury Village which after many years are not adopted.

**Parking** - In view of the proximity of the Phase 4 development to the University and the Business Park consideration needs to be given as to whether the development needs to have a 'Residents Parking only Zone' in place immediately the development is completed.

**Access Road** - One access road doesn't appear to be sufficient for this development.

**Building B29** will not allow for much privacy for those living in Clarkson Court and vice versa. The plans only refer to one bin store for this building which is 15 apartments, this does not seem sufficient.