

We wish to object to this application on the following grounds. The land that this proposed development is on, is part and parcel of the business of the hotel in as much as it makes it a more attractive venue for guests that are considering staying there. To annex these grounds for a completely different business model is completely unacceptable in an area that is 100% residential expect for the hotel. The impact this will have for the local population is not acceptable.

Herts University has approx. 24,500 students which ranks it 24th out of approx. 130 universities in the UK. All the Universities above are major cities and towns which can support these numbers. Hatfield has a population 40,000 and is placed in the bottom part of the list in terms of population so the ratio of student to resident is very high. As such student behaviour impacts greatly on the local residents as we have seen for the last thirteen years since the second campus was built near to this proposed development. Another 360 students in a residential area would be intolerable. By nature students are transient, getting their degrees in three years and then leaving. They show little respect or loyalty to their host town whilst studying.

Fusion Hatfield Hotels cannot address our concerns about student behaviour. For the last 13 years we have put up with litter, car parking and anti social activities. All of the powers that are there to police these concerns seem powerless to make a difference. Every September a new intake arrives and the problems start again. Parking will be a major issue. In Fusions transport assessment submitted to the council section 7.14 & 7.15 on pages 56 & 57 and section 7.29 & 7.30 on page 61 outline how they will deal with the parking issues. We believe none of these measure are legally enforceable. To say in section 7.30 that within the consents granted to the University car free student accommodation on the De Havilland Campus (Application S6/2001/1026/DE) have been sufficient and appropriate is untrue. The University is no long interested in student cars parked in Ashbury Close as they know they cannot act unless they actually witness the student parking, and following the student onto the campus. The same will be the case for Fusion. We doubt Fusion have taken any legal advice on these matters as they haven't mentioned it in any of their documents. Because of this should the application be granted Ashbury Close, Selwyn Ave, Selwyn Crescent, Selwyn Drive and St Albans Road West will be subject to more parking aggravation.

In essence this application and the consequences that will follow it if it is successful will be enormous. Students where possible should not be living along side residents and purpose built student accommodation should not be placed in a residential area. There are plenty of other locations in Hatfield where this is possible without inflicting misery on local residents.

We strongly urge you to reject this application under Policies D1 & D2 which protects the Residential Amenities of the residents of the Ellenbrook Area of Hatfield

David O'Boy
Mary O'Boy
Steven O'Boy

