

**From:** Duncan Bell

**Sent:** 11 January 2021 19:54

**To:** Sukhdeep Jhooti <[s.jhooti@welhat.gov.uk](mailto:s.jhooti@welhat.gov.uk)>

**Cc:** Samuel Kasumu <[samuel.kasumu@welhat.gov.uk](mailto:samuel.kasumu@welhat.gov.uk)>; Drew Richardson <[drew.richardson@welhat.gov.uk](mailto:drew.richardson@welhat.gov.uk)>; Stephen Boulton <[stephen.boulton@welhat.gov.uk](mailto:stephen.boulton@welhat.gov.uk)>

**Subject:** 6/2020/3222/MAJ - VW Dealership Site

Hi Sukhdeep,

I would like to conditionally call-in the above planning application. Conditionally, in that my call-in only applies if officers are minded to recommend the application for approval.

I guess it may have to come to DMC anyway as a "major" application.

My reasons for calling this in are as follows:

- The application, by it's size, (118 homes), is of interest to residents and the community generally.
- WHBC parking standards would appear to imply a requirement for 164 spaces, yet only 100 are proposed. A recent development at the Comet Hotel site with very limited parking provision has been plagued by visitor parking on surrounding residential streets, and we will need to avoid repeating this error.
- The sustainability of the proposal in terms of travel needs to take account of the fact that the nearest bus stop is 600 metres distant, and the railway station 1.5 km distant. The site is adjacent to a bus station, but this is, unfortunately, disused. Can anything be done with the abandoned and unsightly bus station site as part of the proposal?
- The site is not in WHBC's draft Local Plan. Whilst this is not in itself a barrier to approval, the draft Local Plan currently places the bulk of housing development for the borough in the towns of WGC and Hatfield, and it may not be desirable to accentuate this emphasis any further with a development on this scale. Alternatively, of course, a reduction of homes planned elsewhere in NW Hatfield in the Local Plan could be the answer.
- DMC members will undoubtedly be interested in the level of affordable housing provision proposed. The application correspondence refers to an initial desire for 100% provision, but only 30% has been proposed formally at this stage.

I would be grateful if you could confirm the registration of my call-in.

Kind Regards,

Duncan.

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