



Reply to: town.clerk@hatfield-herts.gov.uk

26 May 2023

David Elmore
Principal Major Development Officer
Welwyn Hatfield Borough Council
Via Email: d.elmore@welhat.gov.uk

Dear Mr Elmore,

COMMENTS BY HATFIELD TOWN COUNCIL ON 6/2022/1355/MAJ FORMER BEALES HOTEL COMET WAY HATFIELD AL10 9NG

Firstly, Members of Hatfield Town Council's Planning, Environment and Policy Committee would like to thank you for extending the deadline for comments, so that we could meet in person to discuss the revisions to the above application.

Whilst noting the improvements to the design, the Committee did not believe they went far enough to allow Members to withdraw the Town Council's Major Objection. The Committee therefore decided that it would retain the Town Council's Major Objection to the development.

The Committee welcomed the reduced massing and height and there was much in the design which was positive. However Members felt the access point to the site off Comet Way remained a major concern. It was acknowledged that changes had been made from the original design and that a Road Safety Audit had been completed and had satisfied officers at the Highway Authority. However Members remained unconvinced that the proposed access arrangements were ideal and would prefer that an alternative approach was taken to ensure the safety of motorist, cyclist and pedestrians. For this reason Members have decided to retain their Major Objection to the development.

Members also expressed their disappointment that there were no social housing included in the development. Whilst acknowledging that the inclusion of social housing was only mandated if certain economic viability criteria was met, Members would encouraged the developers to reconsider and reassess the case for their inclusion.

Although Members noted the efforts by the developers to create a sustainable development with their choice of materials, they believed more could still be done to encourage sustainable travel and low carbon energy, and ensure the expected increase use of EV vehicles is facilitated and supported in future years.

Please do not hesitate to contact us should you have any questions or points of clarifications with our comments.

Yours sincerely,

Jonah Anthony
Town Clerk on behalf of Hatfield Town Council's Planning, Environment and Policy Committee