

OHRA Approach to Sustainable Development in Old Hatfield

The Old Hatfield Residents Association (OHRA) is keen to see the sustainable development of Old Hatfield with mixed use development with good footfall both self supporting and enhanced by greater links to the station (with its 2.35m passengers pa) and Hatfield House (with its 100,000 visitors in the summer). We also want to avoid a proliferation of boarded up shop and office fronts.

Therefore this note sets out what developments we positively want to see in Old Hatfield and then outlines what we expect all planning applications for developments in Old Hatfield to comply with. We will object where they fail to do so.

I: What we want to see

- A. We are keen that Old Hatfield has a range of facilities and retains its official designation as a neighbourhood centre.
- B. We want to sustain the fairly balanced mix of offices, retail, restaurants and a mix of residential housing that Old Hatfield has traditionally had. We are concerned about the trend in recent developments and recent planning applications of mainly (conversions to) flats that are out of line with WHBC indicative standards.
- C. We wish to encourage inward investment in each of the above types of development, especially retail and restaurants that can contribute to the vitality of the neighbourhood.
- D. We will expect full implementation of S.106 agreement with developers to provide infrastructure needed to support major developments in Old Hatfield.

II. What requirements we expect planning applications for developments in Old Hatfield to comply with. We will object if they do not.

- 1. We will resist proposals that result in loss of premises especially for businesses, offices, shops, restaurants and cafes that could threaten the vitality of Old Hatfield especially Salisbury square as our neighbourhood centre.
- 2. We expect all developments to embody high quality frontage.
- 3. Likewise they should have a high quality design that fosters a sense of place and is informed by the site's character.
- 4. All proposals will be required to create and protect a good standard of amenity for buildings and external open space. External private or communal garden space, in its extent and design, needs to meet the reasonable needs of its users.
- 5. Similarly, areas of housing with gardens (eg Park Meadow) should be protected from coming under development pressures, which we would resist.

6. As WHBC Parking Services substantively commented (concerning the planning application for the conversion to flats of the Taste of India restaurant), Old Hatfield faces particularly significant and rising problems regarding a shortage of on street parking which most residents need since they do not have access to off street parking. Therefore all developments need to provide adequate off street parking and take account of the specific circumstances and pressures on parking in Old Hatfield. Any parking survey must conform to standard procedures as set out in the Lambeth Guidance. Given pressures on parking in Old Hatfield and the good access to a main railway station, new conversions of buildings that do not currently have residents parking permits and which could potentially impose additional parking pressures should not be granted rights for the new occupants to obtain a residents parking permit. WHBC needs to specify the number of permits currently allocated to each house or office and to limit the future number of permits for that property to a maximum of that number. The OHRA also seeks for the council, as part of the planning approval process, to require developers to contribute to a fund which could be used to support a car club probably for electric cars. The contributions would be based on the number of bedrooms in the development for which the developer has not provided off street parking.
7. [Most Old Hatfield](#) Residents have limited opportunity for parking within their properties due to their unique character. They rely on on-street parking. Therefore we need on street provision of EV charging points in the car parks for residents with electric cars.
8. Any proposal affecting heritage assets (in Church Street, Fore street and the environs of St Ethledreda's Church and Hatfield House) should conform to the following:
 - *Sustain and enhance the heritage asset and historic environment.*
 - *Avoid successive small scale changes that lead to a cumulative loss or harm.*
 - *Respect the character, appearance and setting of the asset and historic environment in terms of design, scale, materials and impact on key views.*
 - *Retain unaltered the structural integrity of the asset and its architectural or historic features which are important to its character and appearance.*
9. Any proposed development in Old Hatfield must have involved extensive and effective consultation with the Local community and have taken clearly into account our concerns.
10. All proposed developments must provide demonstrable proof of their viability and ability to deliver and implement the development as planned and pay fully for any necessary infrastructure through, for example, S 106 agreements.
11. We share others' concerns that conversions from offices to residential (flats) are currently outside planning controls. We demand that, in one way or other, such developments be subject to the requirements set out above given the significant impacts of such developments about which the local community is very concerned.

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