

Response to 6/2021/3422/MAJ – Salisbury Square

Comments from Willow House Management (Hatfield) Ltd 18a-e Salisbury Square, AL9 5BE

(Company 10557544 company address 33 Park Meadow Hatfield AL9 5HA)

1. The redevelopment is long overdue, and while the proposal is not ideal it's time to move on. Salisbury Square is never again going to be a vibrant retail area, nor the kind of place where farmers markets are held, but it must emerge from its current state of partial dereliction.
2. The existing "Costcutter" parade must be rebuilt before the new houses in Arm & Sword Lane. This is mainly to avoid the possibility that the development halts after the new houses have been built, and partly to avoid a "nowhere to park" interim scenario.
3. We are set to lose a major part of the green area in the square to car parking. In this context, and generally the 2008 Charrette should be consulted. In "the Residents' Perspective" p4 para 1 we find "The centre of Salisbury square .. is impractical for a number of uses because it is raised and surrounded by brick walls". The elevated green space remaining in the square should be reduced to a level with the rest of the square as part of the redevelopment.
4. There should be clarity about the parking arrangements. These should include provision of parking for existing residents as well as businesses, retail, spaces for a car club, provision of disabled spaces, and infrastructure for electric vehicles.

Recent Salisbury Square developments such as the new houses on Arm & Sword Lane and Dunham Mews and the new JobCenter conversion are being allocated parking spaces, but Willow with other existing residents are expected to share the fewer remaining spaces available for general use. It is assumed that we will make use of car sharing schemes, but these futuristic car sharing schemes won't happen any time soon.

The value of an existing flat in Salisbury Square will clearly be reduced if the owner becomes unable to say that their flat is allocated permit/s and parking space in the Salisbury square area, but as far as we can tell no such allocations exist. The allocation should be equitable and transparent to minimise future tension. New developments such as the houses to be built on the South side of Arm & Sword Lane should not be set up as parking areas with their own specified allocations, as this simply increases the problem for other residents.

5. No through Road. We note that the option of a through road from the Eight Bells to Salisbury Square has been ruled out. We welcome this, and ask that the potential turning difficulties in the area outside Willow House Flat A are properly addressed.
6. There is no information on plans for the various trees on the site, and there does not appear yet to be a landscape / planting plan. Recent developments do not inspire confidence that the developer is interested in green landscaping, and a plan should be required including maintenance responsibility.

██████████, Director

28th February 2022