

Specific comments on GCE SS application

We welcome the following provisions in the application for the proposed redevelopment which relate well to points made by residents at earlier consultations and presentations:

1. Retail units facing onto both the car park and the square next to green area on the West side of the new parade with opportunity for outside tables for a café there; visibility and access from both the square and the station is essential. GCE brochure says: "Some of the currently allocated ground floor office space in the parade may also be used as a restaurant, should a suitable occupier come forward." This should be encouraged and facilitated.
2. Direct pedestrian access from North of Salisbury square to and from the station.
3. Landscaping of multi-functional, accessible green space. Need use for café on the parade.
4. Infrastructure for EV charging integrated into the design and build with some points at start and more added readily as demand rises in the square and the Salisbury square car parks.
5. Parking controls to deter commuter parking.
6. Provision for a car club available for residents.
7. Road access from Great North Road to Salisbury square but no through way to Park st.

We have the following specific comments about the application that require confirmation or conditions in the planning decision. These are not onerous as GCE said that they would do these actions in their brochure or in earlier discussions - in particular at their presentation discussion with the OHRA on 20 November 2019 (also attached separately for info).

- A. Landscape of green space should include getting rid of the wall outside the current parade so as to provide an accessible open even area outside the retail units and a café on which it could place tables and chairs.
- B. Must do main block and public space in Salisbury square before the houses. It is the best option since doing the houses first would cause subsequent severe disruption logistical problems in SS car park for materials etc.
- C. We welcome that GCE are keeping to their earlier agreement promised at the presentation in November 2019 (see attached note) with their statement in the brochure that "electric charging points will also be included in the car park for public use". Need to confirm this (eg in the planning decision). Most Old Hatfield residents rely on on street parking and hence will be unable to charge electric cars from their houses. Therefore it is essential that they are able to use (eg during the evening/night) the EV charging points to be installed in Salisbury sq.
- D. Need a clear plan for the building works and for handling the resulting disruption including temporary loss of parking spaces in the current Salisbury Square car park for existing local businesses.



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