

David Elmore

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**Subject:** FW: 6/2020/3222/MAJ Former Volkswagen Van Centre Comet Way Hatfield AL10 9TF Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillar

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**From:** Matthew McCann

**Sent:** 20 May 2021 10:24

**To:** David Elmore <d.elmore@welhat.gov.uk>

**Subject:** RE: 6/2020/3222/MAJ Former Volkswagen Van Centre Comet Way Hatfield AL10 9TF Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillar

Hi David,

Sorry I've neglected some planning applications due to other projects taking over whilst we were lacking a parking manager.

In terms of this proposal, I would raise a concern that the Transport Assessment shows 100 car parking spaces are proposed (0.85 spaces per property). This provision provides fewer spaces than the requirement for a development located in Zone 3 of WHBC parking standards. We are aware that there is already high parking demand from nearby retail provision, where parking overspill has started to take place in the former unused HCC owned bus station under Travelodge. This proposal would likely cause extra demand in an area already facing parking issues. I have noted the car park by Aldi and the Galleria **\*could\*** take on the extra demand from residents, but likely this would not be a viable long term cost option leading to future residents either risking parking on yellow lines or other areas nearby in order to park close to home for free or at a lower cost.

Any such approval of housing on this site would not come with a provision from Parking Services to allow parking permits to be brought to park in nearby (soon to be adopted) roads such as Aviation Avenue, or even further afield such as Comet Road.

Regards,

Matt McCann  
Parking Services Team Leader