

Comet Redevelopment. Ref.6/2016/1739/MAJ



To Welwyn Hatfield Borough Council.

We wish to object to the application numbered above on the following grounds.

The change from hotel accommodation to student accommodation is a completely different business model and will have a detrimental impact on the Ellenbrook area in

terms of noise ,litter,student behaviour and car parking both student cars and visitor cars. Another 360 students is just going to increase the problems we already suffer with.

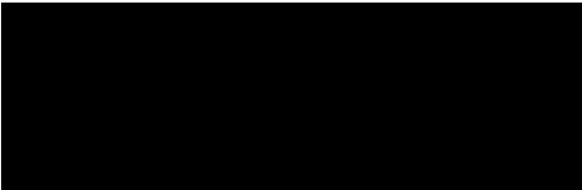
We believe all the car parking safeguards outlined in the Transport Assessment submitted with the application are unenforceable. The University of Hertfordshire does not act

when cars parked in Ellenbrook are reported to them as they know they cannot act unless somebody designated by the University sees them park and go onto the campus.

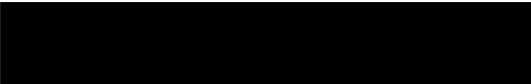
Fusion have not provided any evidence of legal advice sought on these safeguards anywhere in their application.

Ellenbrook is a residential area and as such should not have put up with this type of development as students and residents <sup>do</sup> not sit happily with each other as other areas in Hatfield have found out.

We urge you to reject this application and preserve our residential amenity as provided for under policies Di and D2 of the Welwyn Hatfield District Plan.



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