



Reply to: [town.clerk@hatfield-herts.gov.uk](mailto:town.clerk@hatfield-herts.gov.uk)

23 June 2022

Raymond Lee BSc (Hons) MSc  
Senior Development Management Officer  
Welwyn Hatfield Borough Council  
Via Email: [r.lee@welhat.gov.uk](mailto:r.lee@welhat.gov.uk)

Dear Mr Lee,

**COMMENTS BY HATFIELD TOWN COUNCIL ON THE OUTLINE APPLICATION  
6/2022/1107/OUTLINE - ROEBUCK FARM, LEMS福德 VILLAGE**

Firstly, Members of Hatfield Town Council's Planning, Environment and Policy Committee would like to thank you for extending the deadline for comments, so that we could meet in person to discuss the above application. Please find observations, concerns and questions that Members had on this particular application. The Town Clerk and Members of the Committee would be more than happy to discuss these comments in detail with planning officers or the developers directly should you find it useful.

With regards to developments in general the Town Council;

- recognises that there is pressure across the whole Borough to provide more homes;
- is in favour of sustainable developments which seeks to provide good quality family homes with gardens;
- is keen to see developments spread out proportionally across the borough, in both urban and non-urban areas;
- is keen to see developers work with the local community to deliver appropriate projects which will enhance the communities they are situated in.

With regards to this particular site the Town Council;

- notes that the site has been included in the draft Local Plan but this plan has yet to be adopted and a final determination must be made as to whether this site is sound, Given

the potential link to the existing village, the Town Council believe this could be a sustainable site for the right development;

- believes any development would have a large impact on Lemsford village and a particularly high impact on the neighbouring properties. The Town Council would urge the developers to work with the local community to ensure the style and the density of the development is in keeping with the local area. Furthermore the Town Council would like to see planning conditions requiring additional (i.e. more than one line) of landscaping and trees to be established to shield the existing homes from the proposed development;
- does have concerns with the proximity of the development to the Lemsford Springs Nature Reserve and would want assurances that the environmental impact, and in particular the impact on the wild life in this area will be fully investigated and an assessment on any negative impact is taken into account before any planning application is granted;

With regards to the design of the development the Town Council;

- believes much more needs to be done to integrate this development with the rest of the village. The Town Council believes that the development should be more porous with multiple cycle and pedestrian entry points. In particular we believe there is an opportunity to provide the village with a more pleasant access option to the school, church, community hall and recreational grounds via Mill Close and through the new development. The aim should be to provide a parallel sustainable transport route to Lemsford Village Road/Brocket Road, providing a low traffic route, avoiding much of the existing narrow footway, increasing pedestrian safety and encouraging sustainable modes of transport. A Section 106 agreement, or similarly appropriate mechanism, should be used to obtain this enhancement to the village should the development go ahead;
- argue that the current proposed access should be in the form of a discontinuous carriageway crossing a continuous footway, to reflect the mode hierarchy established in LTP4. There should also be no gate across the access road (the plans at the moment are unclear);
- would advise that the access road throughout the development is adopted by the Highway Authority, and that public footpaths are provided on both sides of the access road;
- note the comments by the Hertfordshire County Council highways team and expect their observations and concerns to be addressed. From a Town Council perspective, the junction appears adequate, but sightlines would need to be checked, especially considering parking that may occur near the junction with regards to the school and church. There may be a need for waiting restrictions here. The speed table identified on the plan would also seem to be too close to the access and needs further investigation.

With regards to the impact on the local community and potential section 106 contributions the Town Council;

- would suggest that a full construction management plan be agreed with the Borough Council before work can commence given the location of the site and the high impact construction traffic will have on local residents;
- Is disappointed to see that no social housing is being provided as part of the development, and that only 6 affordable housing dwellings are proposed. We would like to see further details of these provisions and understand how affordable these homes would be;

- would advise the appropriate authorities to consider the impact on the local school and whether provisions need to be made to accommodate potentially 33 households with children of primary school age;
- had a number of questions and concerns about the proposed car park on the site, in particular what purpose is it designed to serve and who would take on the long term management of this car park (this is not something that Hatfield Town Council would take on). The Town Council would also like to hear how any anti-social behaviour and misuse of the car park would be managed should the car park be built.
- would like to highlight two existing pathways which the development will have an impact on. The first is part of the Lea Valley long distance path which is nationally recognised. Planning conditions should be established to preserve this footpath and for its improvement. The second is a footpath which is indicated on Ordnance Survey mapping and which we are confident has gained highway rights having been used for over 20 years. This path should be registered with the appropriate authority and be protected as part of the development and planning conditions attached to any planning permission granted. These considerations should be viewed alongside our suggestion above to establish an alternative route to the church, school, community hall and recreational grounds in the village;
- considered the play area/pond/outdoor area in the development towards the Mill Close end and believe it should be made available to all village residents if it is built. However the Town Council would advise that a sustainable management arrangement is put in place to ensure its upkeep going forward and give notice that this is not something the Town Council would take on. The Town Council would suggest that should the developers wish to contribute to the community, such contributions should be through supporting improvements and enhancement to the Village Hall and recreational grounds which serves the village. In particular the bar area of the hall and the changing rooms are in need of improvement. The Town Council would be more than happy to discuss any contribution or section 106 agreement should a suitable development be brought forward.

Please do not hesitate to contact us should you have any questions or points of clarifications with our comments.

Yours sincerely,

Jonah Anthony  
Town Clerk on behalf of Hatfield Town Council's Planning, Environment and Policy Committee