

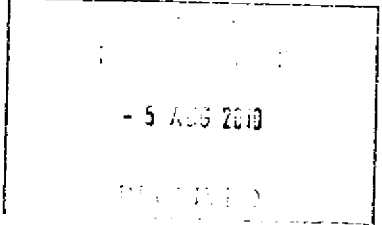
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jb planning associates

JB/1039/sf

30 July 2010

Tracey Harvey
Head of Development Control
Welwyn Hatfield Council
The Campus
Welwyn Garden City
Herts
AL8 6AE



Dear Ms Harvey

Planning Applications for Proposed Car Parks on Land at Georges Field and adjacent to The Viaduct, Hatfield Park on behalf of Gascoyne Cecil Estates

We enclose two separate detailed planning applications for new car parking proposals for visitors to Hatfield House, Park and Gardens. The planning application documents comprise of the following and which have been submitted via the Planning Portal and the references as signed are noted below:

Planning Application 1 – Land adjacent to Georges Field (Planning Portal Ref: PP-01118236)

- Planning Application forms incorporating Ownership Certificate A and Agricultural Holding Certificate
- Planning Application fee for £170
- Planning Application Drawings including application plan – 843/GC/001 and proposed site plan – 843-GC-002C and topographical survey.

Planning Application 2 – Land adjacent to The Viaduct (planning Portal Ref: PP-01118351)

- Planning Application forms incorporating Ownership Certificate A and Agricultural Holding Certificate
- Planning Application fee for £170
- Planning Application Drawings including application plan – 843-VC-001 and proposed site plan – 843-VC-002

Both planning applications are supported by a series of technical documents and statements as follows:

- Supporting Planning Statement prepared by JB Planning Associates
- Transport Statement prepared by WSP (application 1 only)
- Phase 1 Habitat Surveys by Peter Oakenfull

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- Heritage Statement by Robin Harcourt Williams
- Tree Report by Peter Harding (application 2 only)
- Landscape Statement (application 1 only)

In addition, we also enclose the following drawings and statement that relate to the North Front of Hatfield House:

- Archaeological Statement prepared by Archaeological Services & Consultancy Ltd
- North Front existing birds eye view – drawing no. 843/001
- North Front proposed site plan – drawing no. 843/002
- North Front proposed birds eye view – drawing no. 843/003
- North Front proposed Landscaping Perspective – drawing no. 843/004
- Images of the existing gardens to inspire the landscaping of the North Front

Although the proposals for new landscaping to the North Front of Hatfield House do not form part of the planning applications now submitted, they do provide a very clear illustration of the opportunities that exist to improve the setting of Hatfield House facilitated by the approval of the planning application 1 (Georges Field) which will enable parking on the North Front to cease. Similarly, the archaeological statement, which is a desktop study, provides a very comprehensive assessment of the historical records relating to the North Front and the recommendation for an archaeological watching brief to ensure that any archaeological finds are adequately recorded.

The planning applications for the new car parks form part of a review of the car parking strategy for Hatfield Park which seeks to address existing concerns and issues relating to the intensive use of the Station Lodge access for visitors, tenants, estate staff and business users and the opportunities segregate traffic entering the estate and to remove car parking from the North Front of Hatfield House and the former Cricket Pitch, located beyond the North Front car park.

In terms of heritage value, the removal of these existing car parking areas represent significant benefits in terms of improvements to the setting of Hatfield House, a Grade I Listed Building of national importance. There will also be significant benefits arising to the Registered Park and Garden designation adding to the planning case supporting the approval of the planning applications.

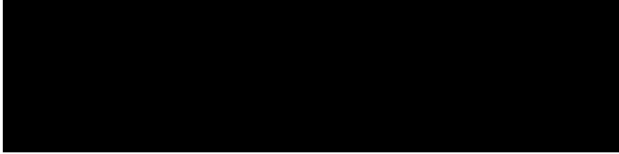
The Georges Field application, unlike The Viaduct application, is located in the Green Belt and therefore, this application is supported by very special circumstances in accordance with the requirements set out in PPG2. The benefits accruing to the heritage assets of the Registered Park and Gardens and Hatfield House itself are viewed as unique very special circumstances to justify this particular proposed car park. The very special circumstances are set out in full in the Supporting Planning Statement.

Finally, the timescales for the delivery of this new car parking strategy and new car parks is critical, given the 400th anniversary celebrations of the Cecil Family at Hatfield which are programmed for next year.



We would be pleased to meet officers to explain the proposals in more detail should this be necessary and look forward to receiving confirmation that the applications have been registered.

Yours sincerely



John Boyd
Director



cc: Peter Clegg – Gascoyne Cecil Estates
Anthony Downs – Gascoyne Cecil Estates
Gavin Murray – Brooks Murray