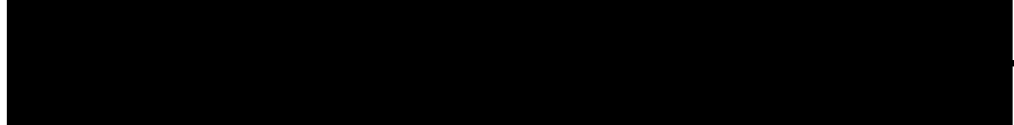
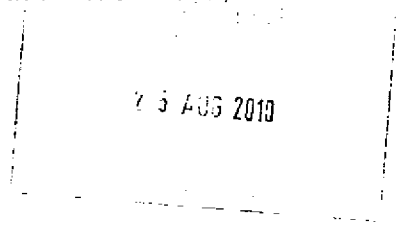


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Sent: 25 August 2010 09:09
To: Planning
Subject: Comments on planning application ref S6/2010/1711/FP - The Viaduct, Hatfield Park



Mr Manhertz,

Thank you for your letter of 11th August 2010.

We believe that this application should be rejected. The proposed car park location is immediately behind Park Close and Hill House and will generate unacceptable levels of noise and disturbance for local residents from vehicles and people.

"An additional car park is proposed within the registered parkland rear of Hill House (Grade II* listed). This area comprises rough scrub woodland of limited historical interest and considerably well separated from the formal gardens around the main House. It is also at a higher level than Hill House such that its use for parking (vehicles within a wooded and landscaped environment) will have no adverse impact on Hill House as an Asset of Historic interest or the registered gardens." (Page 15 of Heritage Statement) This is described as an additional car park, but para 1.11 of the Supporting Planning Statement says that the existing car parks are to be replaced. This apparent contradiction is not explained. The consideration of the proposed car park's impact on Hill House does not explain what the expression "no adverse impact" refers to. Does it mean on visitors to or residents of Hatfield House? Does it mean on the visual impact the proposed car park will have on Hill House or Hatfield House? Does it mean on the residents of Hill House or Park Close? If it means the last of those, then no evidence is put forward to support this, and we dispute that conclusion: the proposed car park is so close to Hill House and Park Close that noise and disturbance would seem to be inevitable (I can clearly hear general noise from the builders working on the flats under the viaduct). The applicant must clearly demonstrate that no disturbance will ensue. If the expression does not mean the last of those, then where is the consideration of local residents' views addressed in the application? Why is the fact that the proposed car park will be at a higher level than Hill House relevant?

"The two proposed replacement parking areas will be located in less sensitive, more logical places within the estate" (para 1.13 on page 4 of the Supporting Planning Statement). Less sensitive to whom? To the badgers? More logical from whose point of view? No-one has asked us if we think it's more logical (we don't).

Para 4.13 of the Supporting Planning Statement, page 16, says that the existing 'Cricket Pitch' car park (accommodates 59 spaces) adjacent to the North Avenue on the north side

of Hatfield House will be removed.

Since this is the same number of spaces as in the proposed new car park, then why do it at all?

Para 6.14 of the Supporting Planning Statement, page 28, says that the removal of the 'Cricket Pitch' car park will improve the setting of the tree lined avenue (North Avenue) on the northern side of the house thereby enhancing the appearance of the Historic Park and Garden. That may be so, but we do not think that is a good enough reason to accept the application.

Section 20 of the application form, Hours of Opening, has been completed as "not known". Does the applicant really not know when the proposed car park will be open? Is it likely that it will be open 24 hours a day, 365 days a year, do you suppose? Have you queried this with the applicant?

What are the opening hours of the existing cricket pitch car park?

How will anyone know who is using the proposed car park. The application form describes the proposed development as being for use by business tenants and residential occupiers. Can we therefore take it that visitors to Hatfield House - coach parties and the like - will never use it, even when other car parks are full.

The applicant needs to demonstrate why there is a pressing need to close the cricket pitch car park, and that no other location is available within the 1,000 acre estate, before this application should be considered, even if it does have "minimal impact on the ecology and wildlife in this area of Hatfield" (para 1.4, Habitat Survey), and we therefore ask that it be rejected.

With regards,

[REDACTED]

6, Park Close
Old Hatfield
Herts
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[REDACTED]