

 **planning associates**

Our Ref: PA/1039/sf  
Your Ref: S6/2010/1711/FP

3 September 2010

Mrs Lisa Hughes  
Principal Development Control Officer (South Team)  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts  
AL8 6AE

Dear Mrs Hughes

**Planning Application for Proposed Car Park on Land adjacent to The Viaduct, Hatfield Park**

Further to the above planning application and my recent telephone conversation.

Having given full consideration to the comments and concerns raised by local residents in Park Close and elsewhere, we have amended the application by deleting the proposed additional parking area and access drive rear of the Estate cottages.

Please find attached amended drawings:-

Master Plan Drawing 843-VC-001B  
Site Plan Drawing 843-VC-002B

We have revised the description of the application to accord with the amended drawings as follows:-

**“Formation of replacement car park for use by business and residential tenants, landscaping and all ancillary works. Removal of car park to north of Hatfield House, known as ‘Cricket Pitch’ car park and provision of soft landscaping”.**

We have set out below our comments on letters received from local residents on the proposals for your consideration as follows:-

1. The proposed car park is behind Hill House and its garden which is owned by the Estate and who have no desire to diminish its setting or amenity value. Hill House is at a lower level to the application site and contained by a brick wall and intervening landscaped gardens.
2. The residential properties at the end of Park Close are at an even lower level (approx 20 feet lower) and at the foot of an embankment. There is a reasonable degree of separation to existing residential properties at the end of the close. The new parking area will be enclosed by established trees and new planting.

e-mail info@jbplanning.com url www.jbplanning.com tel 01438 312130 fax 01438 312131  
JB Planning Associates Ltd, Chells Manor, Gods Lane, Stevenage, Herts, SG2 7AA

John Boyd BA(Hons) MRTPI  
Director

Registered in England & Wales, No. 4521412  
Registered Office: 26 Lower Kings Road, Barking, Herts



3. There will be no increase in traffic numbers, indeed, the contrary is true, given that the bulk of visitor traffic will enter via Georges Gate. In this respect, potential noise from traffic crossing the viaduct should actually reduce.
4. The proposed car park will be for use by business tenants of the Melon Ground and Stable Yard – not for use by visitors or large vehicles. The car park will be suitably signposted as such. Business vehicles will continue to be monitored (as at present) via the Estate staff based at the Station Lodge entrance. The car park will also be available for the residential tenants of the adjacent Estate cottages.
5. The final details of the surfacing can be dealt with by way of planning condition. We can provide an example from another site where Cellweb with a compacted pea-shingle surface has been used very successfully. Please let me know if you would like further details.

We trust you will find these comments helpful. Please contact me if there are any further points you would like to discuss.

Yours sincerely

[Redacted signature]

Paul Atton MRTPI MRICS  
Associate

[Redacted contact information]

Encs

Master Plan Drawing 843-VC-001B  
Site Plan Drawing 843-VC-002B

cc: Anthony Downs  
Gavin Murray