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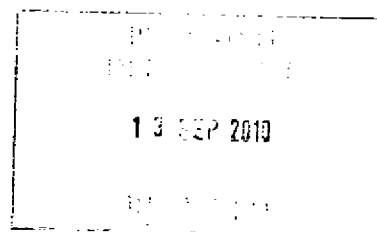
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9TH September 2010

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



Planning Reference S6/2010/1710/FP

Dear Mrs Hughes

Re: Formation of replacement car park for business use including layout of additional parking for residential occupiers, paths, landscaping and ancillary works at land adjacent The Viaduct Hatfield Park Church Lane HATFIELD

My response to JB Planning Associates' letter dated 7th September is as follows:

1. No suggestion or indication was given that Station Lodge entrance would be closed to traffic. My letters made clear that a consequence of the proposed applications effectively closed Station Lodge entrance to tourist/visitor/customer traffic which would instead use George's Gate entrance.
2. (5 & 6) The need for the Estate to be commercial and competitive is completely understood. Stable Yard is not in question – other than the number of visitors generated who require car parking – it is an excellent concept in every respect and I hope, together with the refurbished restaurant, it will be a great success.

My point is that the visitor numbers do not add up in car parking terms. All the proposed developments mentioned in the planning application I support wholeheartedly – the Education Centre will remove much wear and tear on Hatfield House which is sensible – but this together with the new children's play area, Farm, 400th year celebrations must surely increase visitor numbers. Indeed from a commercial viewpoint there would be little point in undertaking such huge investments if they did not.

The Hatfield House website provides evidence for the potential number of visitors/customers. Taking the numbers indicated in the 'hospitality venues' alone, i.e. Old Palace Riding School, Victorian Kitchen, Marble Hall and Armory, I cannot see how a 148 space Car park can possibly be adequate.

In addition to the hospitality venue numbers an accurate visitor/traffic potential could be calculated from the business viability studies for the proposed new developments.

This is the whole point of my objection, because it is essential that an accurate number of visitors/customers be calculated because by moving the north front and cricket pitch car parks and proposing to use George's Gate as the main entrance for this traffic, it impacts directly on highway safety and the totally unsafe and inadequate road layout by Church Lane/The Broadway/A1000.

3. My reference to time restrictions imposed by the WHBC in the interests of adjoining residents was to ask whether similar time constraints would be imposed on car traffic if planning consent was given to this application. This is relevant bearing in mind the current licensing application for Stable Yard which requests a license until 2 am.
4. The final sentence is a curious one because lost coaches in the confines of The Broadway, Park Street, Fore Street, etc. present a safety hazard as it is virtually impossible to turn around.
7. It seemed reasonable to question visitor/tourist traffic to large scale events as paras.3.6 and 3.7 on page 11 of the application do not make it clear. This is high volume traffic going over the historic viaduct causing a good deal more wear and tear than the visitor traffic using the two car parks which it is proposed to replace and which the application is seeking to avoid, so it seemed rather a contradiction.
8. This question was raised because of the wording in the heading and conclusion of the Habitat Survey referring to George's Field.
9. Coming from the south on the A1000, I think it will be found there is no lighting until you are parallel with the garage which makes the approach on that section of the A1000 very dark.
10. My observation in relation to the visitor experience is not relevant when compared to the main opposition to this application which is one of highway safety and I can only hope that common sense will prevail.
11. The Estate's property ownership in the Old Town is well known, but there are no visible signs of revitalisation outside the confines of Hatfield House and Park since the Charrette, which must be equally disappointing to Estate tenants as it is to owner occupiers.

Yours sincerely,

