

One Station Square
Cambridge
CB1 2GA

T: 01223 368771
F: 01223 346627

Your ref: 6/2021/3422/MAJ
Our ref: PA/J0048934/sf

Ms Ashley Ransome
Welwyn Hatfield Borough Council
Planning Division
The Campus
Welwyn Garden City
Herts
AL8 6AE

14 April 2022

Dear Ms Ransome

SALISBURY SQUARE, OLD HATFIELD, HERTS

Further to the above planning application, please find enclosed the following amended drawings for your consideration:-

789-PL-108C – Proposed Site Plan Roofs Level

789-PL-1089D – Proposed Site Plan Ground Floor Level

789-PL-080A – Proposed Refuse and Cycle Stores

789-PL – Salisbury Square Drawing Issue Sheet 8.4.22

SSHT-WSP-00-XX-DR-TP-002-P03 Refuse Vehicle Swept Path Analysis

The amended drawings are submitted in response to comments made by the Council's Client Services Officer, Lorraine Davis and the amendments are as follows:

1. The commercial and residential bin stores have been separated to ensure that refuse is not mixed.
2. The design of the bin stores has been simplified to a more traditional appearance. The bin stores have been sized to comply with Welwyn Hatfield Borough Council's standards for residential and commercial bin stores.
3. The commercial bin stores have capacity for 3 no. large 1100 Eurobins.
4. Minor revision to refuse lorry swept paths showing access and egress for the larger vehicles.

The applicants propose to retain the bins stores in the locations currently proposed, keeping these small structures to the edges of the proposed development in discreet locations within the visual scene. This avoids spoiling the main building facades with ancillary structures as well as the appearance of main civic square.

We believe that the walking distances for new residents to the respective bin stores is workable and reasonably within the 30 metre carrying distance requested by Client Services. We point out that:


- Only two of the five proposed (Arm and Sword Lane) houses are further than 30 metres away and
- The flats communal entrance door is approximately 35 metres away.

The applicants note that with their existing houses on Arm & Sword Lane (north side) the residential occupiers walk to a communal residential bin store slightly further than 30 metres away for some of the houses and this has worked without difficulties for a number of years. The applicants believe that there is flexibility in the interpretation in the BS Code of Practice referred to by Lorraine Davis of Client Services, such that we trust that officers will now find both the location, size and design of the residential and commercial bin stores for the scheme to be acceptable.

We will be pleased to further discuss the application with you as it progresses and understand it likely to be discussed at your Planning Committee Meeting on Thursday 16 June. The applicants are agreeable to an extended statutory determination period to 30th June 2022 and look forward to hearing back from you to confirm that this will be sufficient time for the Council to determine the scheme.

Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to read "Paul Atton", enclosed within a red rectangular border.

Paul Atton MRTPI

Partner

E: paul.atton@carterjonas.co.uk

T: 01223 326801

M: 07709 410170

Encs

cc: P Mitchell

P Harvey