



Bellway Homes Limited
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Ashley Ransom
Planning Department,
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
AL8 6AE

For the attention of Ashely

19th February 2024

Dear Ashley,

**LAND TO THE NORTH EAST OF KING GEORGE V PLAYING FIELDS, NORTHAW ROAD EAST, CUFFLEY,
HERTFORDSHIRE, EN6 4RD**

**SUBMISSION OF APPLICATION PURSUANT TO DISCHARGE RESERVED MATTERS CONDITION 3 – PARKING
ALLOCATION - PERMISSION 6/2022/1774/RM**

The planning application seeks approval to discharge planning condition 7 – Parking Allocation:

'Prior to the first occupation of the development hereby permitted, a scheme which shows the parking spaces allocated to each unit and those which are to be unallocated must be submitted to and approved in writing by the Local Planning Authority. The car parking allocation must be provided in accordance with the approved details and retained thereafter as parking spaces for occupants and visitors to the site.

REASON: To ensure that the spaces are allocated and provided prior to the occupation of the units in the interests of highway safety and in accordance in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005; the Council's Supplementary Planning Guidance Parking Standards 2004; Interim Policy for Car Parking Standards and Garage Sizes 2014; and the National Planning Policy Framework.'

LA Decision Letter received 19th February 2024

'Having regard to the above, the information submitted in relation to parking allocation is not acceptable. The covering letter does not detail the proposed amendments, however, from looking at the plan submitted, four spaces appear to be added through the provision of garages to plots 79, 81, 89 and 90. Moreover, 8 of the unallocated visitor spaces are now proposed to be allocated, of which a number of these are on-street bays. No detail has been provided with the reasoning for this, nor an explanation as to how such parking spaces would be managed.'

Applicant Response

The proposed application does not include any additional garages. Plots 81, 89 and 90 garages have been approved as part of the S96a application reference '6/2022/1774/RM NMA2' as detailed on the approved site plan 'P1848.01-Z' and 'P1848.05-S' provided. Plot 79 is not proposed to have an additional garage.



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

Registered Office: Bellway Homes Limited, Seaton Burn House, Dudley Lane, Seaton Burn,
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8 number of on-street bays have been allocated to plots as below:

1. Plot 1 – on -street allocated parking
2. Plot 2 – on-street allocated parking
3. Plot 98 – on-street allocated parking
4. Plot 99 – on-street allocated parking
5. Plot 17 – on-street allocated parking
6. Plot 55 – on-street allocated parking
7. Plot 75 –on-street allocated parking
8. Plot 76 –on-street allocated parking

These will be managed by the management company.

The reason for allocation of these spaces is to provide adequate parking spacing for the large dwelling houses and ensure that residents do not use parking spaces off-site or on the housing association land area.

Documents

The application has been submitted online via the Planning Portal (PP-12646679). The enclosed submission comprises a copy of the following application documents:

- P1848.05-ZZZ – Parking Layout
- One-off letter_620221774RM
- P1848.01-Z
- P1848.05-S

If you have any queries please do not hesitate to contact me.

Yours Sincerely,



Mara Dumitru

Senior Technical Coordinator, Bellway Homes North London